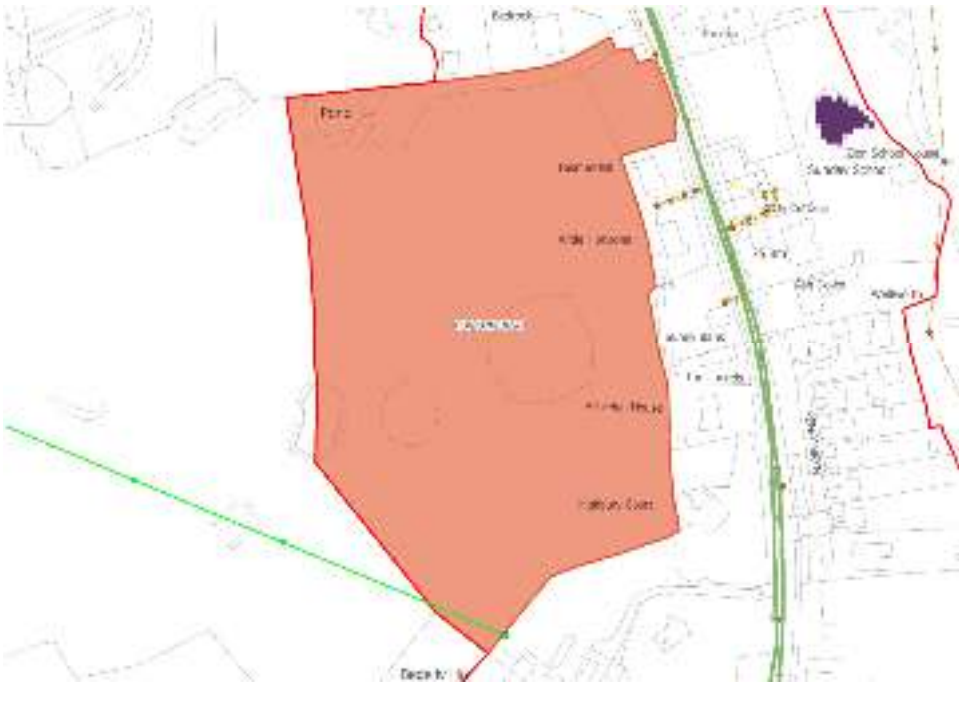









## CONTENTS

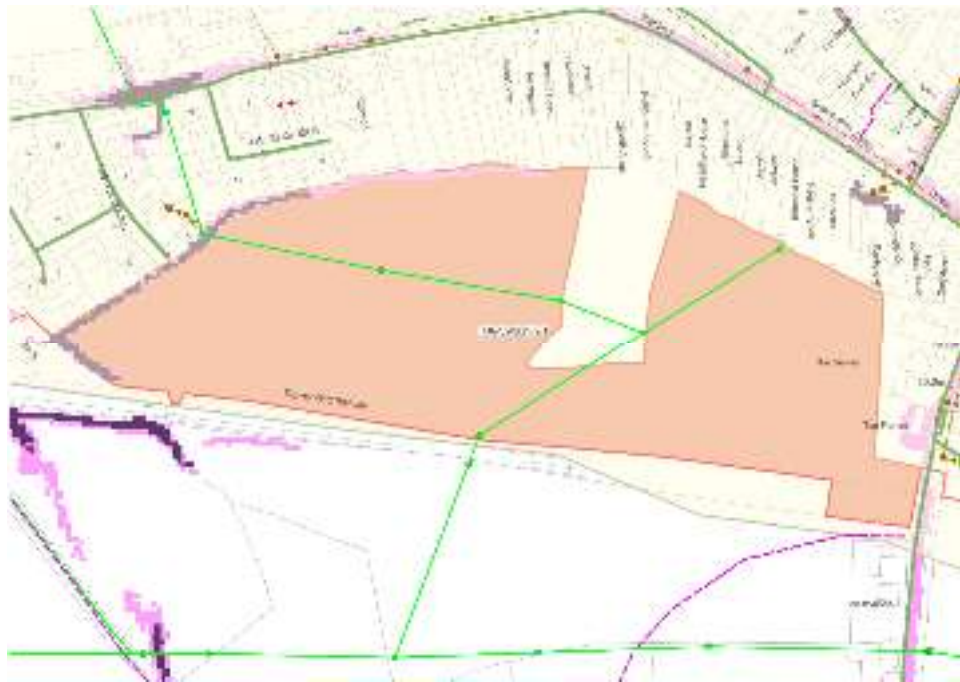


Begelly – North of Begelly Farm .....	1
Blaenffos – Adjacent to Hafod.....	3
Cilgerran – Land at Tan Ffynnon Fields .....	5
Clarbeston Road – Land at Dungleddy Court .....	7
Clunderwen – South of Bro’r Dderwen .....	9
Crundale – Opposite Woodholm Close .....	11
Crundale - West of Ashford Park .....	13
Crymych – East of Waunaeron .....	15
Fishguard – Maesgwynne .....	17
Haverfordwest – Former Community Education Centre, Dew St .....	19
Haverfordwest – Slade Lane .....	21
Hill Mountain – Adjacent to Brackenhurst .....	25
Hundleton – Land at West End Cottages .....	27
Jeffreyston – South of the Crown .....	29
Johnston – Maes yr Ysgol .....	31
Johnston – North of Hayston View .....	33
Keeston – East of Brookfield Close & West of Bridge Lane.....	35
Kilgetty – South of Rock Park .....	37

<b>Site Allocation Name / Ref</b> North of Begelly Farm, Begelly HSG/003/LDP2/1	<b>Site Size</b> 2.58 ha	<b>Total Units</b> 46 affordable homes	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Electric 11kV Overhead, 0.4/0.23kV 11kV 11kV Overhead Cable 11kV Water & Sewerage Pressurised, Rain, Drain, Water 11kV, 0.4/0.23kV, Water Chamber Foul Chamber Sewer Foul Connecting Sewer Foul Gravity Foul External Access Foul Resin Access Highway Road Boundary Flood Map for Planning Flood Zone 1 Flood Zone 2 LDP2 Deposit V2 Scheduled Area Residential Growth	<b>Satellite Image</b> 	
<b>Site Description</b> This greenfield site is located to the West of Begelly village. To the north and east are residential properties that front the A478 and to the south is a farm complex containing a Listed Building. To the west are some trees partly forming the boundary, but with the majority being undefined and open to the wider agricultural field. To the north-west is a caravan site. The site itself comprises and agricultural field that has a history of shallow coal mining.							
<b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen required for this site.		<b>Water and Drainage</b> A water supply can be provided for this site. The public sewerage network an Langdon WWTW can accept the potential foul flows from this site.		<b>Flood risk</b> This site is not within a flood zone. Sustainable disposal of surface water as part of a SuDS approach will be required.		<b>Key Requirements and Contributions</b>	
<b>Highways</b> A new vehicular access onto the A478 is required. There is an existing footpath that will need tying into. Contributions towards the proposed traffic management scheme for the village will be required.						<b>Highways</b> Contribution to village traffic management scheme.	
<b>Active Travel</b> Contributions towards continuous footway provision through the village.		<b>Electricity supply</b> An 11kv overhead line and poll are located in the southernmost tip of the site, which may be able to remain in situ as its incursion into the site is limited.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Ecological Assessment Coal Mining Risk Assessment Contamination Assessment		<b>Affordable Housing</b> 100%	
<b>Historic Environment</b> The Grade II listed Begelly House and its immediate setting come very close to the edge of the South end of the Candidate Site, but locating a green space in this area, or mitigating impact by design could compensate.		<b>Habitat</b> Mine surveys required. Lower density to allow for mine surveys and open space. Retain and strengthen existing hedge boundaries. Enhancement recommendations on this site should				<b>Recreational Open Space</b> On site provision of one Local Area of Play. Minimum area of 0.04ha. Off-site financial contribution to existing Neighbourhood Equipped Area of Play at Shipping Recreation Ground.	
						<b>Water &amp; Drainage</b> No requirements.	
						<b>Contamination</b> The site is on or forms part of a site that has historically had a potentially contaminative use, therefore investigations may be required. The Coal Authority has 16 recorded mine entries and	



<p><b>Landscape</b></p> <p>Hedgerows surrounding the site that should be maintained. These should link to the green space of the site. Important trees within the site to be retained as part of a public open space. Hedgerow to be created along the western boundary of the site to join up with existing. Gap in southern boundary to be planted as hedgerow.</p>	<p>seek to improve species connectivity to the wider landscape. Any ecological survey must consider dormice.</p>	<p>unrecorded shallow coal workings. A coal mining risk assessment would be required.</p>	
<p><b>Sustainability Appraisal Recommendations</b></p> <p>The site is at the western edge of Begelly but there are options for active and sustainable travel to a range of facilities, education and employment opportunities. There may be coal workings within the site which requires investigation. Much of the site is Grade 3a agricultural land but alternative sites are poorly drained and close to watercourses. Hedgerows and important trees are to be retained and incorporated into open space. Ecological enhancements should improve species connectivity and any ecological survey must consider dormice.</p> <p>Ensure that the requirements are included in the Sites and Infrastructure SPG.</p>	<p><b>Welsh Language</b></p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>	<p><b>Street View Photo 1</b></p> 	<p><b>Street View Photo 2</b></p> 

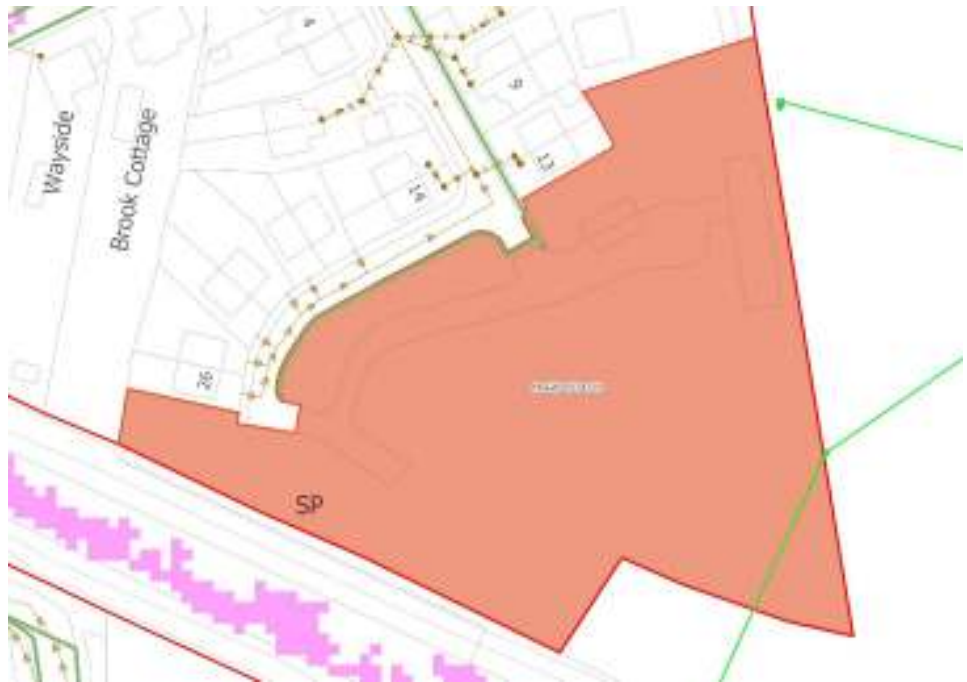


<b>Site Allocation Name / Ref</b> <b>Adjacent to Hafod, Blaenffos</b> HSG/006/00003	<b>Site Size</b> 0.93 ha	<b>Total Units</b> 6	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> <ul style="list-style-type: none"> <li>Electric</li> <li>Pole_Mounted_Substation</li> <li>11KV</li> <li>Pole</li> <li>11KV</li> <li>Overhead_Cable</li> <li>11KV</li> <li>Water &amp; Sewerage</li> <li>Pressurised_Main_Clean_Water</li> <li>Chamber</li> <li>FOUL MANHOLE</li> <li>Sewer</li> <li>FOUL CONNECTING SEWER</li> <li>FOUL GRAVITY</li> <li>Natural</li> <li>Flood Map for Planning</li> <li>new_floodzone_surface_water_small_watercourses</li> <li>Flood Zone 2</li> <li>LDP2 Deposit V2</li> <li>Service Village</li> <li>Residential Allocation</li> </ul>	<b>Satellite Image</b> 														
<b>Site Description</b> This is a greenfield site immediately to the east of the A478 road. There is existing residential development to the north, south and west. The site slopes down from south to north. Nearby residential properties are detached and developed at a low density. The site density proposed reflects that of surrounding developments. Vehicular access to the site will be from the A478 road – there is an existing access drive south of Glyn Rhosyn, which could be upgraded for this purpose. Land east of the site is used for agriculture.																				
<b>Phosphorous and Nitrogen</b> Surface water for the site drains into a Teifi freshwater SAC catchment which fails to meet its water quality target for phosphate.		<b>Water and Drainage</b> A water supply can be provided for this site, and the public sewerage network can accept the potential foul flows from this site. Blaenffos WwTW can accommodate the foul flows from the proposed development site.		<b>Flood risk</b> There is no flood risk within this site, but a SuDS scheme will be required to control surface water drainage.	<b>Key Requirements and Contributions</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 15%;"><b>Highways</b></td> <td>Improvement to existing access.</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Connection to Cardi Bach route.</td> </tr> <tr> <td><b>Education</b></td> <td>No requirements.</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>An off-site contribution will be required.</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>No requirements.</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>Phasing of development may be required to protect the Welsh language.</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>No requirements.</td> </tr> </table>		<b>Highways</b>	Improvement to existing access.	<b>Active Travel</b>	Connection to Cardi Bach route.	<b>Education</b>	No requirements.	<b>Affordable Housing</b>	An off-site contribution will be required.	<b>Recreational Open Space</b>	No requirements.	<b>Welsh Language</b>	Phasing of development may be required to protect the Welsh language.	<b>Water &amp; Drainage</b>	No requirements.
<b>Highways</b>	Improvement to existing access.																			
<b>Active Travel</b>	Connection to Cardi Bach route.																			
<b>Education</b>	No requirements.																			
<b>Affordable Housing</b>	An off-site contribution will be required.																			
<b>Recreational Open Space</b>	No requirements.																			
<b>Welsh Language</b>	Phasing of development may be required to protect the Welsh language.																			
<b>Water &amp; Drainage</b>	No requirements.																			
<b>Highways</b> Improvements to the existing access from the A478 is required.		<b>Electricity supply</b> There are 11KV poles located in the north-east and south-east corners of the site which are unlikely to require diversion.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Contaminated Land Risk Assessment Ecological Assessment																
<b>Active Travel</b> An active travel connection onto the existing Cardi Bach route to the north, through the site will be required.		<b>Habitat</b> Hedgerows to be retained and enhancing biodiversity will be a key element of policy. The northern boundary looks to be a particularly strong ecological corridor; this must be protected and enhanced.		<b>Contamination</b> NRW have advised this is a historic fly tipping site																
<b>Historic Environment</b> No known issues.																				


<p><b>Landscape</b> Hedgerows to be retained and enhanced.</p>	<p>Lighting must be carefully considered with no light spill onto any of the vegetated boundary features. Otters known in area - so buffer from any watercourses.</p>		
<p><b>Sustainability Appraisal Recommendations</b> This allocated site will provide housing within the settlement of Blaenffos. Development of the site will need to reflect the density of surrounding housing. Open space should be incorporated and include the areas of semi-natural neutral grassland.</p>	<p><b>Welsh Language</b> The site is within the defined Welsh language-sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p>	<p><b>Street View Photo 1</b> </p>	<p><b>Street View Photo 2</b> </p>

<b>Site Allocation Name / Ref</b> Land at Tan Ffynnon Fields, Cilgerran HSG/020/LDP2/1	<b>Site Size</b> 3.95 ha	<b>Total Units</b> 50 within Plan period 40 beyond Plan period	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> 	<b>Satellite Image</b> 																																																		
<b>Site Description</b> This flat, greenfield site is located to the South of Cilgerran village. The site has a 'U' shaped footprint that wraps around a village Green known as Parc Y Pwmp, which is designated as an area of Amenity Open Space. The northern, eastern and western boundaries are marked by the rear curtilage boundaries of existing properties. The southern boundary is marked by a field boundary beyond which is the line of a former railway line.	<b>Allocation Type</b> Housing	<b>Phasing Tranche</b> 2028-2033	KEY SITE																																																					
<b>Phosphorous and Nitrogen</b> <table border="1" data-bbox="97 926 958 1136"> <thead> <tr> <th>Year</th> <th>2023</th> <th>2024</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> <th>2029</th> <th>2030</th> <th>2031</th> <th>2032</th> <th>2033</th> </tr> </thead> <tbody> <tr> <td>Phasing</td> <td>-24</td> <td>-25</td> <td>-26</td> <td>-27</td> <td>-28</td> <td>10</td> <td>10</td> <td>10</td> <td>10</td> <td>10</td> <td></td> </tr> <tr> <td>Phosphate Permit</td> <td>PR1</td> <td colspan="10">→</td> </tr> </tbody> </table> <p><b>PR 1 – Issue date of reviewed phosphates permit at WwTW</b></p> <p>Site is not within Nitrogen neutrality area.</p>				Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Phasing	-24	-25	-26	-27	-28	10	10	10	10	10		Phosphate Permit	PR1	→										<b>Water and Drainage</b> A water supply can be provided for the site. The public sewerage network can accept the potential foul flows from this site. Cilgerran Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through an Asset Management Plan (AMP) or potentially earlier through developer contributions.	<b>Flood risk</b> This site is not within a flood zone, however there is a small risk of surface water flooding along the west and north-western boundaries and immediately outside of the site to the east at the access point from the road to Rhoshill. Sustainable disposal of surface water as part of a SuDS approach will be required.	<b>Key Requirements and Contributions</b> <table border="1" data-bbox="1932 905 2873 1745"> <tr> <td><b>Highways</b></td> <td> <ul style="list-style-type: none"> <li>Main entrance onto Crymych Road Secondary entrance onto Maesllawddog (restricted to 5 – 10 properties and multi-user path)</li> </ul> </td> </tr> <tr> <td><b>Active Travel</b></td> <td> <ul style="list-style-type: none"> <li>Shared User Path along Cardi Bach route between Crymych Road and the western edge of the site<sup>1</sup> Improvements to active travel routing (signage, benches, routing) between Village Green and Castle</li> </ul> </td> </tr> <tr> <td><b>Education</b></td> <td>No requirement</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>17.8%</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>On site provision of one Local Area of Play, minimum area 0.04ha. Off-site financial contribution to Maesgerran MUGA. Pedestrian access into the site is required from the east, adjacent to the property known as Tan Ffynnon to allow access to the football field.</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>Welsh Language Assessment.</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>Cilgerran WwTW has limited capacity so financial contribution may be required.</td> </tr> </table>	<b>Highways</b>	<ul style="list-style-type: none"> <li>Main entrance onto Crymych Road Secondary entrance onto Maesllawddog (restricted to 5 – 10 properties and multi-user path)</li> </ul>	<b>Active Travel</b>	<ul style="list-style-type: none"> <li>Shared User Path along Cardi Bach route between Crymych Road and the western edge of the site<sup>1</sup> Improvements to active travel routing (signage, benches, routing) between Village Green and Castle</li> </ul>	<b>Education</b>	No requirement	<b>Affordable Housing</b>	17.8%	<b>Recreational Open Space</b>	On site provision of one Local Area of Play, minimum area 0.04ha. Off-site financial contribution to Maesgerran MUGA. Pedestrian access into the site is required from the east, adjacent to the property known as Tan Ffynnon to allow access to the football field.	<b>Welsh Language</b>	Welsh Language Assessment.	<b>Water &amp; Drainage</b>	Cilgerran WwTW has limited capacity so financial contribution may be required.
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033																																													
Phasing	-24	-25	-26	-27	-28	10	10	10	10	10																																														
Phosphate Permit	PR1	→																																																						
<b>Highways</b>	<ul style="list-style-type: none"> <li>Main entrance onto Crymych Road Secondary entrance onto Maesllawddog (restricted to 5 – 10 properties and multi-user path)</li> </ul>																																																							
<b>Active Travel</b>	<ul style="list-style-type: none"> <li>Shared User Path along Cardi Bach route between Crymych Road and the western edge of the site<sup>1</sup> Improvements to active travel routing (signage, benches, routing) between Village Green and Castle</li> </ul>																																																							
<b>Education</b>	No requirement																																																							
<b>Affordable Housing</b>	17.8%																																																							
<b>Recreational Open Space</b>	On site provision of one Local Area of Play, minimum area 0.04ha. Off-site financial contribution to Maesgerran MUGA. Pedestrian access into the site is required from the east, adjacent to the property known as Tan Ffynnon to allow access to the football field.																																																							
<b>Welsh Language</b>	Welsh Language Assessment.																																																							
<b>Water &amp; Drainage</b>	Cilgerran WwTW has limited capacity so financial contribution may be required.																																																							
<b>Highways</b> The site has 2 potential vehicular access points- Off Castell Corrwg which is currently in PCC's list of roads to be adopted and an eastern access from the road to Rhoshill, which will be the primary means of access. There is also a further pedestrian/cycle access off Maesllawddog owned by a private individual who has given permission to the site owner to use this access. Highways would support additional parking within the proposed allocation, open to all residents in the village, with a suggested maximum of 20 additional spaces. This could potentially be located adjacent to the Parc Y Pwmp Open Space.																																																								


<sup>1</sup> To be included as normal construction costs

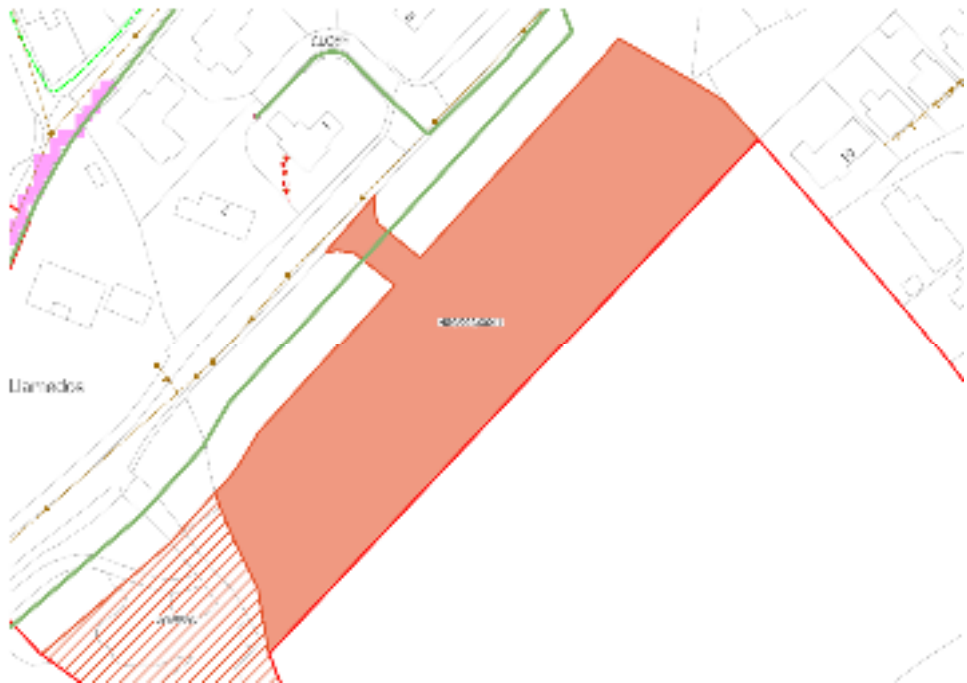

<p><b>Active Travel</b></p> <p>To ensure connectivity with the existing village, active travel routes should join Castell Corrwg and Maesllawddog then cross Parc Y Pwmp Village Green and end at the Rhoshill road to create north-south and west-east links. A further footpath should be created along the former Cardi-Bach railway to create a southerly link that also provides access to nature, which should link to and potentially provide part of the route for aforementioned link.</p>	<p><b>Electricity supply</b></p> <p>Two 11kv overhead cables cross the list, with one supporting pole within the site and four others adjacent to the site boundaries. There are likely to require diversions or undergrounding.</p>	<p><b>Key Supporting Information Requirements</b></p> <p>Detailed Site Plan  Transport Assessment  Active Travel Plan  Ecological Assessment  Welsh Language Assessment  Archaeological Evaluation</p>	
<p><b>Historic Environment</b></p> <p>No known issues.</p>	<p><b>Habitat</b></p> <p>The old railway line on the southern boundary is likely to provide a corridor for foraging and commuting wildlife. This should be buffered and avoid any light spill. The site is on a B-Line, between two core areas, pollinator friendly planting should be included within the scheme to prove a stepping stone for wildlife. A pedestrian route should be established on the former railway line linking to the east of the site, whilst maintaining ecological connectivity. Ecological survey required to inform this. TPO likely on south-western side.</p>	<p><b>Contamination</b></p> <p>No known issues.</p>	
<p><b>Welsh Language</b></p> <p>The site is within the defined Welsh language-sensitive area. A Welsh language assessment will be required. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p>		<p><b>Street View Photo 1</b></p> 	<p><b>Street View Photo 2</b></p> 
<p><b>Landscape</b></p> <p>Trees along the central boundary are to be retained and protected. There should be no encroachment along the southern boundary onto the former railway line.</p>	<p><b>Sustainability Appraisal Recommendations</b></p> <p>The site is well situated close to the centre of Cilgerran village with good potential for active and sustainable travel, particularly with pedestrian links via existing residential areas. It is visually contained within the landscape. There are requirements to protect biodiversity at the site and a Historic Environment Appraisal will be required. Water supply can be provided but developer contributions may be required to make improvements to Cilgerran WwTW.</p>		


<b>Site Allocation Name / Ref</b> Land at Dungleddy Court, Clarboston Road HSG/022/LDP2/1	<b>Site Size</b> 0.83 ha	<b>Total Units</b> 19	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> 	<b>Satellite Image</b> 																																																		
<b>Site Description</b> This greenfield site is located on the eastern side of the village, adjoining existing development to the north / north-west and the railway line, which is in a cutting to the south. The eastern boundary is defined by a hedgerow, with open countryside beyond.	<b>Allocation Type</b> Housing	<b>Phasing Tranche</b> 2023-2033																																																						
<b>Phosphorous and Nitrogen</b> <table border="1" data-bbox="97 913 958 1129"> <thead> <tr> <th>Year</th> <th>2023</th> <th>2024</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> <th>2029</th> <th>2030</th> <th>2031</th> <th>2032</th> <th>2033</th> </tr> </thead> <tbody> <tr> <td>Phasing</td> <td></td> <td></td> <td></td> <td></td> <td>6</td> <td>7</td> <td>6</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Phosphate Permit</td> <td></td> <td>PR1</td> <td colspan="4">→</td> <td>PPC L2</td> <td colspan="4">→</td> </tr> </tbody> </table> <p>PR1 – Issue date of reviewed phosphates permit at WwTW            PPCL2 – Start date of 2<sup>nd</sup> Permit Phosphorous Concentration Limit</p> <p>Nutrient neutrality for nitrogen required for this site.</p>				Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Phasing					6	7	6					Phosphate Permit		PR1	→				PPC L2	→				<b>Water and Drainage</b> <p>A water supply can be provided for this site, and the public sewerage network can accept the potential foul flows from this site. Clarboston Road WwTW has limited capacity and improvements may be required which would need to be funded by Dwr Cymru/Welsh Water Asset Management Plan (AMP), or potentially earlier through developer contributions.</p>	<b>Flood risk</b> <p>This site is not within a flood zone. There is surface-water flooding to the south of the site, along the railway line, within a cutting below the level of the site. Sustainable disposal of surface water as part of a SuDS approach will be required.</p>	<b>Key Requirements and Contributions</b> <table border="1" data-bbox="1932 898 2887 1732"> <tr> <td><b>Highways</b></td> <td>No requirements</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Contributions towards a long-distance route to Haverfordwest</td> </tr> <tr> <td><b>Education</b></td> <td>Contribution to primary school required</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>An off-site contribution will be required</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>No requirement</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>Phasing of development may be required to protect the Welsh language.</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>Potential development contributions for improvements to the WwTW</td> </tr> </table>	<b>Highways</b>	No requirements	<b>Active Travel</b>	Contributions towards a long-distance route to Haverfordwest	<b>Education</b>	Contribution to primary school required	<b>Affordable Housing</b>	An off-site contribution will be required	<b>Recreational Open Space</b>	No requirement	<b>Welsh Language</b>	Phasing of development may be required to protect the Welsh language.	<b>Water &amp; Drainage</b>	Potential development contributions for improvements to the WwTW
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033																																													
Phasing					6	7	6																																																	
Phosphate Permit		PR1	→				PPC L2	→																																																
<b>Highways</b>	No requirements																																																							
<b>Active Travel</b>	Contributions towards a long-distance route to Haverfordwest																																																							
<b>Education</b>	Contribution to primary school required																																																							
<b>Affordable Housing</b>	An off-site contribution will be required																																																							
<b>Recreational Open Space</b>	No requirement																																																							
<b>Welsh Language</b>	Phasing of development may be required to protect the Welsh language.																																																							
<b>Water &amp; Drainage</b>	Potential development contributions for improvements to the WwTW																																																							
<b>Active Travel</b> Contributions towards a long-distance route to Haverfordwest.	<b>Electricity supply</b> An 11kv overhead line crosses the site in the south-east corner. This is likely to require diversion or undergrounding.			<b>Key Supporting Information Requirements</b> Detailed Site Plan																																																				



		Ecological Assessment - Shadow Appropriate Assessment in accordance with Habitat Regulations Assessment (HRA) requirements
<p><b>Historic Environment</b></p> <p>No known archaeological interest within the site.</p>	<p><b>Habitat</b></p> <p>The southern boundary is important in terms of connectivity and boundary vegetation must be maintained and if possible enhanced. Also, the site is 300m from the Eastern Cleddau Rivers SSSI / SAC and 1.2km from the Western Cleddau River SSSI / SAC (which are protected by SAC designations). NRW advises that a Test for Likely Significant Effects may be required and potentially also an Appropriate Assessment.</p>	<p><b>Contamination</b></p> <p>None known.</p>
<p><b>Landscape</b></p> <p>Boundary trees and hedgerows to be retained.</p> <p>There is an operational railway immediately south of this site.</p>		
<p><b>Sustainability Appraisal Recommendations</b></p> <p>This allocated site will provide housing within the settlement of Clarboston Road. There are active and sustainable travel options to a range of facilities, education and employment opportunities. The southern boundary is important for ecological connectivity. A test for likely significant effects of on the Western Cleddau SSSI/SAC may be required. Development of the site will need to reflect the density of surrounding housing.</p>	<p><b>Welsh Language</b></p> <p>The site is within the defined Welsh language-sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p>	<p><b>Street View Photo 1</b></p> 





<p>require a crossing point at the existing footpath is on the western side of the A478.</p>		<p>Contaminated Land Risk Assessment Ecological Assessment</p>
<p><b>Historic Environment</b> No known issues.</p>	<p><b>Habitat</b> Retain existing hedgerows and strengthen. This site is on a B-Line and close to core habitat for pollinators, any enhancement measures should include planting for pollinators. A Habitats Regulations Assessment is required due to proximity to a river.</p>	<p><b>Contamination</b> None known.</p>
<p><b>Landscape</b> Whilst vehicular access should be via Bro'r Dderwen, the dwellings along the western and southwestern boundaries should be designed to address the A478 and southern road in addition to the new internal road, to ensure placemaking is achieved in the wider landscape. Existing hedgerows to be retained and protected, including through the centre of the site. Introduce hedgerow along the western site boundary.</p>	<p><b>Welsh Language</b> The site is within the identified Welsh language-sensitive area. Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p> <p><b>Sustainability Appraisal Recommendations</b> This allocation relates well to the village of Clunderwen. There are a range of facilities within walking distance of the site, but sustainable transport is very limited. Hedgerows to be retained and planting for pollinators included. A HRA will be required due to proximity to the Eastern Cleddau River.</p>	<p><b>Street View Photo 1</b></p> 


<b>Site Allocation Name / Ref</b> Opposite Woodholm Close, Crundale HSG/029/00014	<b>Site Size</b> 0.66 ha	<b>Total Units</b> 15	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> <ul style="list-style-type: none"> <li>Boundary</li> <li>Water &amp; Drainage</li> <li>Clunk</li> <li>Merlin</li> <li>Highways</li> <li>Active Travel</li> <li>Education</li> <li>Affordable Housing</li> <li>Recreational Open Space</li> <li>Welsh Language</li> <li>Water &amp; Drainage</li> </ul>	<b>Satellite Image</b> 				
<b>Site Description</b> This site is located on the southern edge of Crundale village, set slightly back from Chapel Road. Residential planning permission for the Chapel Road frontage land and the former Rhoswell Farm site was previously granted in some years ago but has not been built out (although the Rhoswell Farm buildings have been demolished).	<b>Allocation Type</b> Housing	<b>Phasing Tranche</b> 2023-2033								
<b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen required for this site.	<b>Water and Drainage</b> A water supply can be provided for this site, and the public sewerage network can accept the foul flows. Merlins Bridge WwTW has limited capacity and may require improvements which would need to be funded through Welsh Water/Dwr Cymru's Asset Management Plan (AMP) or potentially earlier through developer contributions.	<b>Flood risk</b> This site is not within a flood zone. Sustainable disposal of surface water as part of a SuDS approach will be required.	<b>Key Requirements and Contributions</b>							
<b>Highways</b> Access to the site will be from Chapel Road and will cross a strip of open space, set aside to allow Dwr Cymru/Welsh Water access to a raw water main. The Trunk Road Authority advises that all development in Crundale should be supported by Transport Assessments / Statements that model impacts on the trunk road network / junctions, particularly in this case at the Cardigan Road roundabout on the edge of Haverfordwest.			<b>Highways</b>	Access across open space and raw water main.	<b>Active Travel</b>	Footway to centre of village.	<b>Education</b>	Contribution for primary school required, due to lack of capacity		
<b>Active Travel</b> Footway access is required from the site onto Chapel Road and thence to the centre of the village.	<b>Electricity supply</b> There are no overhead or underground cables of 11kv or more within the site or nearby.		<b>Affordable Housing</b>	12.5%	<b>Recreational Open Space</b>	No requirement	<b>Welsh Language</b>	Phasing of development may be required to protect the Welsh language	<b>Water &amp; Drainage</b>	Potential developer contributions towards improvements at Merlins Bridge WwTW
			<b>Key Supporting Information Requirements</b>							
			Detailed Site Plan Welsh Language Assessment Arboriculture Report Ecological Assessment Shadow Appropriate Assessment in accordance with Habitat Regulations Assessment (HRA) requirements Transport Assessment/Statement							

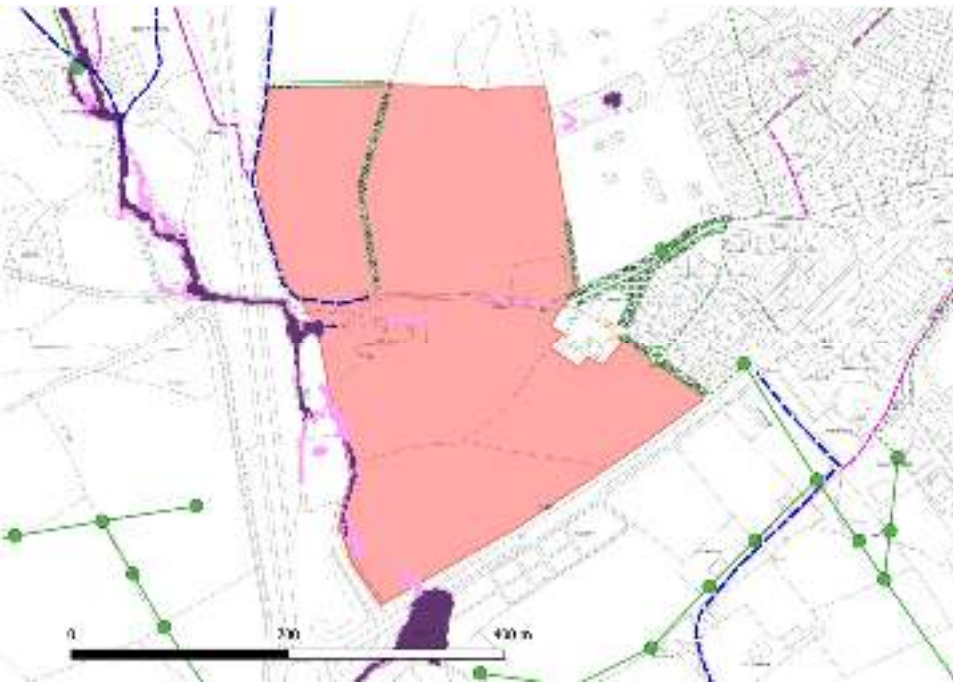

<p><b>Historic Environment</b></p> <p>No known issues.</p>	<p><b>Habitat</b></p> <p>There are Tree Preservation Orders within the site. Future development should take place in a manner that does not harm the protected trees. There are important bat records and commuting corridors within close proximity to this site, therefore, lighting must be carefully considered. The site has moderate ecological status under the Water Framework Directive, there is a minor aquifer under the site, there is a well on the site and there is an ordinary watercourse on the edge of the site. Development could potentially have impacts on a Natura 2000 site.</p>	<p><b>Contamination</b></p> <p>None known.</p>
<p><b>Landscape</b></p> <p>Trees to the north-east and south-west boundaries to be retained and protected. Potential for translocation of hedgerow along road frontage to the rear of the water main easement, to assist with provision of an adequate visibility splay at the junction between the site access road and Chapel Road and the creation of a footway.</p>	<p><b>Welsh Language</b></p> <p>Phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p>	<p><b>Street View Photo 1</b></p> 
<p><b>Sustainability Appraisal Recommendations</b></p> <p>This site is at the Service Village which has good access to open space and a good range of services. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential is considered. The site is within a Welsh language sensitive area and care will be taken to ensure that the Welsh language is protected and enhanced. Much of the site is Grade 3a agricultural land but there are no suitable alternative sites.</p>		


<b>Site Allocation Name / Ref</b> West of Ashford Park, Crundale HSG/029/LDP2/1	<b>Site Size</b> 1.77 ha	<b>Total Units</b> 22 (3 affordable)	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Electric Pub, Number, Substation 11kV 240V Overhead Cable 11kV Water & Sewerage Pressure, Main, Dam, Meter Retained, Open, Valve Channel POLE, MAINLINE SURFACE WATER CHANNEL Drainage, Pipe Street POLE, CONNECTING SPIRE POLE, GAWTY POLE, LATERAL DRAIN POLE, BRUSH PAIN SURFACE WATER CONNECTING SPIRE SURFACE WATER GAWTY SURFACE WATER STORAGE Natural Flood Map for Planning 100, 1000, 10000, 100000, 1000000 Flood Zone 1 LEIP2 Design 10 Design 10 Residential Allocation	<b>Satellite Image</b> 										
<b>Site Description</b> This 1.77ha greenfield site is located on the north-western edge of Crundale village and will extend the recently completed Ashford Park development. To the east and south there are residential estates and to the west and north there are agricultural fields. Withybush Woods is also located 80m to the west of the site.																
<b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen required for this site.		<b>Drainage and Water</b> A water supply can be provided for this site. The site is near the Cardigan Slade Sewage Pumping Station (SPS). Hence, there is a potential for odour nuisance which may need to be mitigated. Merlins Bridge WwTW has limited capacity, and improvements are required which would need to be funded through Welsh Water/Dwr Cymru's Asset Management Plan (AMP), or potentially earlier through development contributions.		<b>Flood risk</b> The site is not within a flood risk zone. There is a surface water flooding risk along the eastern boundary of the site. The sustainable disposal of surface water as part of a SuDS approach is required.	<b>Key Requirements and Contributions</b>											
<b>Highways</b> Access to the site will be from the B.4329 road and thence via the Ashford Park estate road. The Trunk Road Authority advises that all development in Crundale should be supported by Transport Assessments / Statements that model impacts on trunk road network / junctions, particularly in this case at the Cardigan Road roundabout on the edge of Haverfordwest.					<table border="1"> <tr> <td><b>Highways</b></td> <td>Transport Assessment required</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Active travel route to Withybush Woods</td> </tr> <tr> <td><b>Education</b></td> <td>Education contribution required to primary school</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>15%</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>Off-site financial contribution towards Rudbaxton Community Hall Playground</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>No requirement</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>Potential developer contributions towards improvements at Merlins Bridge WwTW</td> </tr> </table>	<b>Highways</b>	Transport Assessment required	<b>Active Travel</b>	Active travel route to Withybush Woods	<b>Education</b>	Education contribution required to primary school	<b>Affordable Housing</b>	15%	<b>Recreational Open Space</b>	Off-site financial contribution towards Rudbaxton Community Hall Playground	<b>Welsh Language</b>
<b>Highways</b>	Transport Assessment required															
<b>Active Travel</b>	Active travel route to Withybush Woods															
<b>Education</b>	Education contribution required to primary school															
<b>Affordable Housing</b>	15%															
<b>Recreational Open Space</b>	Off-site financial contribution towards Rudbaxton Community Hall Playground															
<b>Welsh Language</b>	No requirement															
<b>Water &amp; Drainage</b>	Potential developer contributions towards improvements at Merlins Bridge WwTW															
<b>Active Travel</b> The land to the west, outside the allocated site, is within the same ownership, hence there is potential for an active travel route to be established between the allocation and the existing paths within Withybush Woods.		<b>Electricity supply</b> An 11kv overhead line intersects the site on a south-west to north-east axis, with two poles also located within the site. This will require re-routing to maximise the potential number of residential units and may also require undergrounding.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Active Travel Plan Arboriculture Report Ecological Assessment to include bat and otter surveys Transport Statement												
<b>Historic Environment</b> No known issues.		<b>Habitat</b> There are strong hedgerows on the site boundaries, and these should be retained wherever possible. The hedgerows along the north-east and		<b>Contamination</b> None known.												

	<p>southern boundaries contain tree preservation orders (TPOs), which must be retained with appropriate root protection zones. There are also known bat roosts in this area. Where found, dark corridors should be protected. A bat survey will be required to accompany any planning application at this site. There are breeding otters in a pond not far from the allocation. This pond has a hydrological link to the allocation. There is potential to link this site and Crundale village in general to the path network in Withybush Woods. Provision should be made in developing the site layout for this potential to be realised.</p>	
<p><b>Landscape</b></p> <p>Hedgerows and trees on the site boundaries should be retained wherever possible. On the part of the site boundary that is undefined, new hedgerows should be planted. The central hedgerow is to be retained and incorporated into any site layout.</p>	<p><b>Welsh Language</b></p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>	<p><b>Sustainability Appraisal Recommendations</b></p> <p>This site is at the Service Village with some opportunity for active and sustainable travel options to facilities. Many journeys will need to be made by car. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the development of this site, and that archaeological potential is considered. The site is within a Welsh language sensitive area and care will be taken to ensure that the Welsh language is protected and enhanced.</p>



<b>Site Allocation Name / Ref</b> East of Waunaeron, Crymych HSG/030/LDP/01	<b>Site Size</b> 1.23 ha	<b>Total Units</b> 28	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Electric: Pole, Mounted Substation 11KV 132KV 132KV Overhead Cable 132KV Underground Cable 132KV Water & Sewerage: Pressurised Main, 100m, Water Hydrant, Close, Water Natural: Flood Map for Planning New, Roadside, Over, 1/2 Flood Zone 2 Flood Zone 3 New, Roadside, Over, 1/2 Flood Zone 2 Flood Zone 3 LDP2 Deposit V2 Service Corridor Residential Allocation	<b>Satellite Image</b> 													
<b>Site Description</b> This is a greenfield site located in the southern part of the village, adjacent to Waunaeron. The site is fairly flat and bounded by existing development to the north-west, the County road to Hermon to the north-east and by open agricultural land to the south-west and south-east. Nearby residential developments are of a mix of semi-detached and detached dwellings of a fairly low density. The narrow field immediately south-west of the allocation adjoins the Afon Gafel and is mostly within flood zone 3 as defined by the flood map for planning.																			
<b>Highways</b> Access should be via Waunaeron onto the wider road network to avoid loss of hedgerow along the Crymych/Hermon road. A direct access off the Crymych/Hermon Road would be an acceptable alternative option.	<b>Water and Drainage</b> A water supply can be provided for the site. The public sewerage network can accept the potential foul flows from this site. Crymych WwTW can accommodate the foul flows from the proposed development site.	<b>Flood risk</b> This site is not within a flood zone, however there is a Zone 3 flood risk zone to the south of the site. Sustainable disposal of surface water as part of a SUDS approach will be required.	<b>Key Requirements and Contributions</b> <table border="1"> <tr> <td><b>Highways</b></td> <td>No specific requirements.</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Local footway provision. Financial contribution towards Crymych to Glandwr Shared User Path.</td> </tr> <tr> <td><b>Education</b></td> <td>No requirement.</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>An off-site contribution will be required.</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>Off-site financial contribution to Maes Ploveilh Playground.</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>Phasing of development may be required to protect the Welsh language.</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>No requirements.</td> </tr> </table>			<b>Highways</b>	No specific requirements.	<b>Active Travel</b>	Local footway provision. Financial contribution towards Crymych to Glandwr Shared User Path.	<b>Education</b>	No requirement.	<b>Affordable Housing</b>	An off-site contribution will be required.	<b>Recreational Open Space</b>	Off-site financial contribution to Maes Ploveilh Playground.	<b>Welsh Language</b>	Phasing of development may be required to protect the Welsh language.	<b>Water &amp; Drainage</b>	No requirements.
<b>Highways</b>	No specific requirements.																		
<b>Active Travel</b>	Local footway provision. Financial contribution towards Crymych to Glandwr Shared User Path.																		
<b>Education</b>	No requirement.																		
<b>Affordable Housing</b>	An off-site contribution will be required.																		
<b>Recreational Open Space</b>	Off-site financial contribution to Maes Ploveilh Playground.																		
<b>Welsh Language</b>	Phasing of development may be required to protect the Welsh language.																		
<b>Water &amp; Drainage</b>	No requirements.																		
<b>Active Travel</b> If access is taken from Hermon Road then footway provision from the entrance to link to existing along Waunaeron frontage. Contributions towards Crymych to Glandwr Shared User Path.	<b>Electricity supply</b> An 11KV overhead line adjoins the northern tip of the site. An 11KV underground cable runs to the site boundary at the access point from the adjoining residential estate.			<b>Key Supporting Information Requirements</b> Detailed Site Plan Transport Assessment Ecological Assessment Archaeological Evaluation															
<b>Historic Environment</b> The site is not within a Registered Historic Landscape and there are no known archaeological issues within the sites.	<b>Habitat</b> This site sits within close proximity to important areas for ecology; enhancements must seek to further improve the ecological resilience of the area. Any lighting must seek to avoid any boundary features and adjacent habitats.			<b>Contamination</b> None known.															



<p><b>Landscape</b> Existing strong hedge boundaries to be retained.</p>	<p><b>Sustainability Appraisal Recommendations</b> This allocation provides a logical housing site within Crymych. It is a service centre providing good access to facilities and services.</p>	<p><b>Street View Photo 1</b></p> 
<p><b>Welsh Language</b> The site is within the defined Welsh language-sensitive area. A phased release of the allocation may be required, together with bilingual signage and if necessary other mitigation measures.</p>		

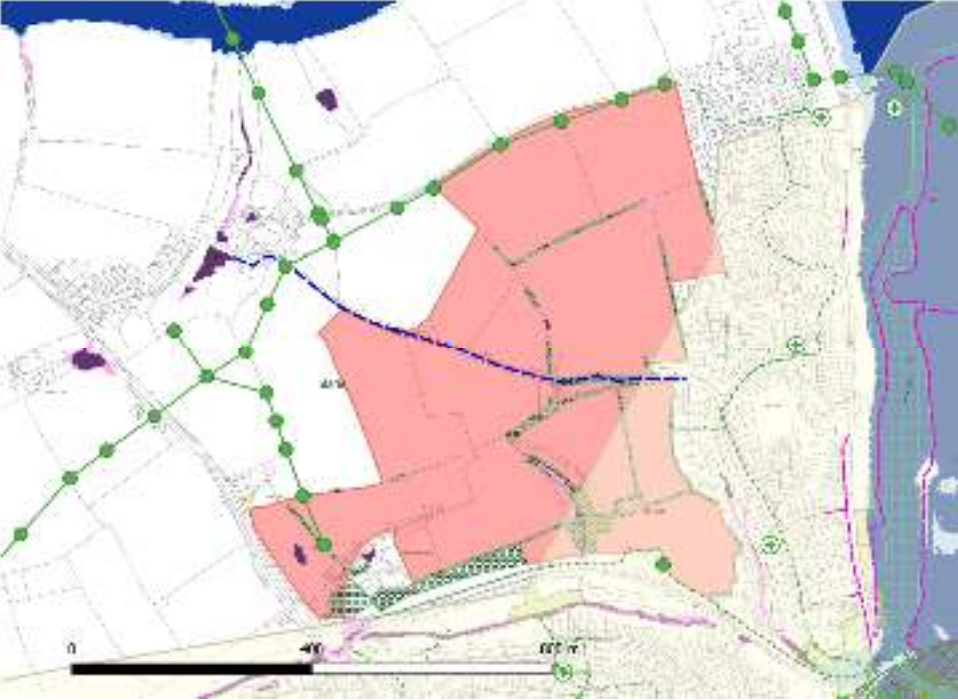

<b>Site Allocation Name / Ref</b> Maesgwynne, Fishguard S/HSG/034F/L DP2/1	<b>Site Size</b> 11.39 ha	<b>Total Units</b> 175 (17 affordable)	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Electric Western Power Ltd Parc Llot Gas sub. L10 CHL L10 L10 L10 CHL Site L10 Inhabit H/W Footpath Boundary House Building II Natural HMA Map for Planning Flood areas for 100 year return period Flood Zone 2 Flood Zone 1 100 m LDP2 Potential Allocation Strategic Allocation	<b>Satellite Image</b> 																
<b>Site Description</b> This sloping greenfield site is located on the western edge of Fishguard and proposes a significant extension to the town. The site is bounded to the east by housing development at Parc Loktudi and to the south and west by the A40 Trunk Road, with open fields outside the settlement boundary to the north. The allocation itself is formed of 5 fields divided on an east-west axis by a lane known as Maesgwynne Road, with 3 fields to the south and 2 to the north. The site contains a watercourse, springs and a gas sub-station. Maesgwynne Farm is a listed building which is located immediately outside but adjoining the allocation.																						
<b>Highways</b> The planning permission for an earlier phase of development, now completed and known as Parc Loktudi, included a condition that its existing access onto the A40 must be stopped up once a new roundabout and access through this allocated site is completed. This will require re-assessment as part of an updated Transport Assessment (TA) for the whole site. That TA will include an assessment of whether a roundabout is now considered to be needed at the site entrance – and if not, what alternative highway access arrangement will be required. Active travel links should also be fully investigated in the updated TA.				<b>Water and Drainage</b> A hydraulic modelling assessment (HMA) will be required to determine the point of connection to the water supply network and to the public sewerage system – and the developer will be expected to fund these investigations during the pre-planning stages. The findings of the HMA will inform the extent of any necessary upgrades. The public sewerage network and Fishguard WwTW can accommodate the foul flows from this site.	<b>Electricity supply</b> An 11kv substation is located within the adjoining housing estate known as Parc Loktudi. Further infrastructure may be required to serve the number of units within the site allocated by LDP 2.  <b>Flood Risk</b> The site is not within a flood risk zone. There is a small risk of surface water flooding along the south-western boundary of the site and along the lane running east to west through the site (Maesgwynne Road). The sustainable disposal of surface water as part of a SuDS approach is required.	<b>Key Requirements and Contributions</b> <table border="1" data-bbox="1923 898 2873 1738"> <tr> <td><b>Highways</b></td> <td>Transport Assessment</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Active Travel Assessment and Plan</td> </tr> <tr> <td><b>Education</b></td> <td>Education contribution likely to be required for both primary and secondary schools</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>10%</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>On site provision of 5 Local Areas of Play (LAPs) and 2 Local Equipped Areas of Play (LEAPs). Minimum area each 0.04ha and one MUGA, minimum area 0.08ha. Off-site financial contribution to Playground at Lota Park.  This calculation is based on the number of houses anticipated for delivery during the Plan period. Future phases will require additional recreational open space provision.</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>Welsh Language Assessment</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>Hydraulic Modelling Assessments</td> </tr> </table>			<b>Highways</b>	Transport Assessment	<b>Active Travel</b>	Active Travel Assessment and Plan	<b>Education</b>	Education contribution likely to be required for both primary and secondary schools	<b>Affordable Housing</b>	10%	<b>Recreational Open Space</b>	On site provision of 5 Local Areas of Play (LAPs) and 2 Local Equipped Areas of Play (LEAPs). Minimum area each 0.04ha and one MUGA, minimum area 0.08ha. Off-site financial contribution to Playground at Lota Park.  This calculation is based on the number of houses anticipated for delivery during the Plan period. Future phases will require additional recreational open space provision.	<b>Welsh Language</b>	Welsh Language Assessment	<b>Water &amp; Drainage</b>	Hydraulic Modelling Assessments
<b>Highways</b>	Transport Assessment																					
<b>Active Travel</b>	Active Travel Assessment and Plan																					
<b>Education</b>	Education contribution likely to be required for both primary and secondary schools																					
<b>Affordable Housing</b>	10%																					
<b>Recreational Open Space</b>	On site provision of 5 Local Areas of Play (LAPs) and 2 Local Equipped Areas of Play (LEAPs). Minimum area each 0.04ha and one MUGA, minimum area 0.08ha. Off-site financial contribution to Playground at Lota Park.  This calculation is based on the number of houses anticipated for delivery during the Plan period. Future phases will require additional recreational open space provision.																					
<b>Welsh Language</b>	Welsh Language Assessment																					
<b>Water &amp; Drainage</b>	Hydraulic Modelling Assessments																					
<b>Active Travel</b> Transport Assessment to assess Active Travel route requirements, including potential to link to an existing footpath to the north.				<b>Welsh Language</b>  <b>Key Supporting Information Requirements</b> Detailed Master Plan Green Infrastructure Assessment Historic Impact Assessment																		

	Phased release of the allocation may be required, together with bilingual signage and if necessary other Welsh language-related mitigation measures.	<p>Historic Environment pre-determination evaluation</p> <p>Landscape Study</p> <p>Archaeological Evaluation</p> <p>Welsh Language Assessment</p> <p>Transport Assessment</p> <p>Active Travel Plan</p> <p>Ecological Assessment to include Pembrokeshire bat sites SAC surveys Shadow Appropriate Assessment in accordance with Habitat Regulations Assessment (HRA) requirements</p> <p>Arboriculture Report</p> <p>Contaminated Land Risk Assessment</p>
<p><b>Historic Environment</b></p> <p>The farm complex at Maesgwynne lies adjacent to this site. This group of buildings is Grade II listed. Mitigation is required to minimise the impact of site development on this group of buildings.</p>	<p><b>Habitat</b></p> <p>A tree preservation order (TPO) protects the trees within the hedgerow that divides the two northern fields, and these must be preserved. Hedgerows surrounding the site must be retained. The site lies within a B-Line. Badgers may be present within the site. There are opportunities to create landscape connectivity through the strengthening of the Eastern boundary. NRW advises that Pembrokeshire bat sites SAC surveys will be required. There will possibly need to be a need for a Test for Likely Significant Effects and potentially therefore also an Appropriate Assessment to meet Habitats Regulations Assessment requirements.</p>	<p><b>Landscape</b></p> <p>This proposal would result in a major extension of the built area in this part of Fishguard and as such would benefit from a Landscape Study with recommendations for landscape impact mitigation measures.</p>
<p><b>Contamination</b></p> <p>There may be contamination issues at this site, and a risk assessment will therefore be required.</p>	<p><b>Sustainability Appraisal Recommendations</b></p> <p>This allocation adjoins a completed residential development in Fishguard. The site is accessible to a range of facilities and services, with nearby access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives. Almost all of the site is Grade 3a agricultural land, but there is an overriding need for the development and there are no suitable alternative sites.</p>	<p><b>Street View Photo 1</b></p> 

© Crown copyright and database rights 2025 Ordnance Survey 100023344 EUL. You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form. © Hawlfraint y Goron a hawliau cronfa ddata 2025 Arolwg Ordnans 100023344 EUL. Rhoddir trwydded ddirymiadwy, anghyfngedig a heb freindal i chi i weld y data trwyddedig at ddibenion anfasnachol am y cyfnod y mae ar gael gan Cyngor Sir Penfro Ni chewch gopïo, is-drwyddedu, dosbarthu na gwerthu unrhyw ran o'r data hwn i drydydd partion mewn unrhyw ffurf.

<p><b>Site Allocation Name / Ref</b> Former Community Education Centre, Dew Street, Haverfordwest HSG/040/LDP2/1</p>	<p><b>Site Size</b> 0.63 ha</p>	<p><b>Total Units</b> 22 (100% Affordable)</p>	<p><b>Ownership</b> Ateb – and also noting that owners of several adjacent properties have access rights onto the site via rear-of-curtilage gates.</p>	<p><b>Site Plan</b></p> 	<p><b>Map Key</b></p> <ul style="list-style-type: none"> <li>Electric <ul style="list-style-type: none"> <li>Westam Power 11kV</li> <li>UG 11kV</li> <li>Car Subst. 11kV</li> </ul> </li> <li>Historic <ul style="list-style-type: none"> <li>Listed Building</li> <li>II*</li> <li>II</li> <li>Conservation Area</li> <li>Historic Landscapes</li> </ul> </li> <li>Natural <ul style="list-style-type: none"> <li>Flood Map for Planning</li> <li>Floodzone Surface Water Small Watercourses</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> </ul> </li> <li>LDP2/2 Residential Allocations <ul style="list-style-type: none"> <li>Residential Allocation</li> </ul> </li> </ul>	<p><b>Satellite Image</b></p> 													
<p><b>Allocation Type</b> Housing</p>	<p><b>Phasing Tranche</b> 2023-2027</p>	<p><b>Site Description</b> This brownfield site is located centrally in Haverfordwest. It was formerly used as a Community Education Centre and a car park. To the north there is further area of brownfield land, currently being used as a car park. To the east is the former library, which is being redeveloped as a mixed-use scheme. The south-east, south and south-west boundaries adjoin existing residential properties. The north-west boundary is a designated amenity open space area, filled with mature trees.</p>																	
<p><b>Phosphorous and Nitrogen</b>  Nutrient neutrality for nitrogen is required for this site.</p>		<p><b>Water and Drainage</b> A water supply can be provided for this site. The public sewerage network can accept the potential foul flows from this site. The site is crossed by 150mm and 300mm diameter sewers and a 450mm surface water sewer. Merlins Bridge Wastewater Treatment Works (WwTW) has limited capacity and the growth being proposed for the catchment area may require improvements, which would need to be funded through the DCWW Asset Management Plan (AMP), or potentially earlier through developer contributions.</p>	<p><b>Flood risk</b> The SFCA identifies this site as being in the yellow category for flood risk. There is a culvert running beneath part of the site. There is surface water flood risk within the site. Sustainable disposal of surface water as part of a SuDS approach will be required.</p>	<p><b>Key Requirements and Contributions</b></p> <table border="1"> <tr> <td><b>Highways</b></td> <td>Highway improvements may be needed and impacts on the Merlins Bridge roundabout should be assessed</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Contributions for a shared use path and bus stop improvements</td> </tr> <tr> <td><b>Education</b></td> <td>Education contribution required to primary school. No education contribution required to secondary school.</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>100%</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>Off-site financial contribution to Rifleman Field Play Area</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>No requirements</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>Merlins Bridge WwTW has limited capacity so a financial contribution may be required</td> </tr> </table>		<b>Highways</b>	Highway improvements may be needed and impacts on the Merlins Bridge roundabout should be assessed	<b>Active Travel</b>	Contributions for a shared use path and bus stop improvements	<b>Education</b>	Education contribution required to primary school. No education contribution required to secondary school.	<b>Affordable Housing</b>	100%	<b>Recreational Open Space</b>	Off-site financial contribution to Rifleman Field Play Area	<b>Welsh Language</b>	No requirements	<b>Water &amp; Drainage</b>	Merlins Bridge WwTW has limited capacity so a financial contribution may be required
<b>Highways</b>	Highway improvements may be needed and impacts on the Merlins Bridge roundabout should be assessed																		
<b>Active Travel</b>	Contributions for a shared use path and bus stop improvements																		
<b>Education</b>	Education contribution required to primary school. No education contribution required to secondary school.																		
<b>Affordable Housing</b>	100%																		
<b>Recreational Open Space</b>	Off-site financial contribution to Rifleman Field Play Area																		
<b>Welsh Language</b>	No requirements																		
<b>Water &amp; Drainage</b>	Merlins Bridge WwTW has limited capacity so a financial contribution may be required																		
<p><b>Highways</b> PCC highways support the proposal, but will require mitigation, possibly to include improvement to the junction of the site access road with Dew Street. Although this site is not on the Trunk Road network, the Trunk Road Authority will require an assessment of the impacts of the proposal on the Merlins Bridge roundabout. A west to east Shared Use Path, to link Barn St with Dew St should be included in the development proposals, along with a link to Barn Court. Bus stop improvements are also needed (on Dew Street).</p>		<p><b>Electricity supply</b> There is an 11kV sub-station in the northwest corner of the site, with underground cables heading east under the access road to</p>		<p><b>Key Supporting Information Requirements</b> Detailed Site Plan Ecology Assessment Ground investigations and a risk assessment of contaminants</p>															
<p><b>Active Travel</b> A shared use path is required linking Barn Street and Dew Street, east to west through the site. Bus stop improvements are also required (on Dew Street).</p>																			

	Dew Street and largely along the south-west boundary to Barn Court.		
<p><b>Historic Environment</b></p> <p>The site is within the Milford Haven Waterway Registered Landscape of Outstanding Historic Interest, but development is unlikely to have an adverse visual impact on the historic landscape. It is within the Haverfordwest Conservation Area and is close to the Grade I listed St. Mary's Church. A high-quality design will therefore be required, of a nature that fits in with the historical context of surrounding land and its proximity to the commercial core of the town.</p> <p>There are records of two WWII air raid shelters within the boundary. If they are still present, they should be preserved in situ, or an appropriate recording methodology undertaken in advance of any works for their removal.</p>	<p><b>Habitat</b></p> <p>The site has a history of previous use and is unlikely to retain significant environmental interest, although there are nearby mature trees to the north-west of local importance. It is recommended that swift boxes are included in the development, as part of a biodiversity enhancement scheme.</p>	<p><b>Landscape</b></p> <p>Mature trees in the south-eastern area of the site to be retained if possible.</p>	
<p><b>Contamination</b></p> <p>None known, but this is a brownfield site, and so ground investigations and risk assessment of possible contaminants will be required.</p>	<p><b>Sustainability Appraisal Recommendations</b></p> <p>This allocation will help to bring forward the redevelopment of a centrally located brownfield site in Haverfordwest, for housing purposes. The site is accessible to a range of facilities and services and has access to several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several SA Objectives.</p>	<p><b>Street View Photo 1</b></p> 	<p><b>Street View Photo 2</b></p> 
<p><b>Welsh Language</b></p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>			

<p><b>Site Allocation Name / Ref</b> Slade Lane, Haverfordwest S/HSG/040/LDP2 /6</p>	<p><b>Site Size</b> 38.88 ha</p>	<p><b>Total Units</b> 487<sup>1</sup> in Plan period 312 after Plan period</p>	<p><b>Ownership</b> Multiple<sup>2</sup></p>	<p><b>Site Plan</b></p> 	<p><b>Map Key</b></p> <ul style="list-style-type: none"> <li>Electric <ul style="list-style-type: none"> <li>Western Power 11kV</li> <li>Poles_11kV</li> <li>PV_Sub_11kV</li> <li>11kV</li> <li>LG_11kV</li> <li>GH_Sub_11kV</li> </ul> </li> <li>Historic <ul style="list-style-type: none"> <li>PSW</li> <li>Footpath</li> <li>B. Mileway</li> </ul> </li> <li>Listed Building <ul style="list-style-type: none"> <li>Conservation Area</li> <li>Historic Landscapes</li> </ul> </li> <li>Natural <ul style="list-style-type: none"> <li>Ancient Woodland Pembrokeshire</li> <li>SSSI Pembrokeshire</li> <li>SAC Pembrokeshire</li> </ul> </li> <li>Flood Map for Planning <ul style="list-style-type: none"> <li>Flood defence zones</li> <li>Floodzone rivers and seas</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>Floodzone Surface Water Small Watercourses</li> <li>Flood Zone 2</li> <li>Flood Zone 3</li> <li>SSSI TPO</li> </ul> </li> <li>LDP202 Residential Allocations <ul style="list-style-type: none"> <li>Strategic Allocation</li> </ul> </li> </ul>	<p><b>Satellite Image</b></p> 
<p><b>Site Description</b></p> <p>This greenfield site is located to the north of the A487 Thomas Parry Way and to the west of residential housing off Crow Hill and Slade Lane, including the Cashfields Estate. It is to the north of Haverfordwest, with good proximity to the services and facilities in the town centre.</p> <p>It has the benefit of planning permission and vehicular access into the site is available. A new master plan and outline planning application are currently being prepared.</p> <p>It comprises twelve fields, with a public right of way (Slade Lane) dividing the allocation into two distinct parts on a north-west to east axis. Work has commenced on phase one for 115 residential units in the westernmost part of the allocation, with detailed proposals emerging for an adjacent second phase. Due to the number of dwellings, the site will ultimately contain, there is a requirement for a new primary school to be located within the allocated area.</p>				<p><b>Water and Drainage</b></p> <p>A water supply can be provided for the site. The site is crossed by an 18" raw water main, with associated access and safeguarding requirements – DCWW will require a significant easement, which will affect the building and road layout within the site.</p> <p>At pre-planning stage, DCWW may require the developer to fund a location survey and the digging of trial holes. Following that, a hydraulic modelling assessment (HMA) would be required to determine the point of connection to the water supply network. The findings of the HMA will then inform the extent of any necessary upgrades.</p> <p>The public sewerage network can accept the potential foul flows from this site. The site is crossed by a sewer.</p> <p>Merlins Bridge WwTW has limited capacity and the growth being proposed for the catchment area may require improvements which would need to be funded through the DCWW Asset Management Plan (AMP) or potentially earlier through developer contributions.</p>	<p><b>Electricity supply</b></p> <p>An 11kV overhead cable runs along the northern boundary of the two northernmost fields and re-enters the westernmost field. There is also a further 11kV underground cable running along the southern boundary. It is likely that new substation would be required to serve the site, due to the size of the development.</p>	<p><b>Key Requirements and Contributions:</b></p>
<p><b>Phosphorous and Nitrogen</b></p> <p>Nutrient neutrality for nitrogen is required for this site.</p>						

<sup>1</sup> Included in this figure is 46 market dwellings completed as part of Phase 1 of the site.

<p><b>Highways</b></p> <p>Highway access available from two roundabouts, at St. David's Road and at Thomas Parry Way. Detailed access proposals for the site remain under discussion and will emerge in conjunction with the master planning work. The initial phases of development are being served by the St. Davids Road roundabout. Some further works to these primary access and egress locations may be needed to accommodate the anticipated traffic flows. Linkages within the site are under discussion, as is permeability from areas of existing development. Within the site, the best ways in which to link the southern and northern sections of the site are still under discussion. It is anticipated that there will be a need for a bus route to go through the site, which will require an internal circulation route and infrastructure such as bus stops, shelters and raised pavement edges.</p>	<p><b>Flood risk</b></p> <p>The site is not in a flood risk zone. There is a small risk of surface water flooding at several places within the site. There is a stream valley running through the southern part of the site, whose integrity as a watercourse and as an ecological corridor should be retained as an element of the development site. This stream ultimately discharges into the Western Cleddau river, which is protected for its nature conservation importance. The sustainable disposal of surface water as part of a SuDS approach is required.</p>	<p><b>Habitat</b></p> <p>As well as the vegetation in the southern stream valley, the trees and hedgerows within the site should be retained wherever possible. These act as ecological corridors to and from adjacent countryside and river corridors. The site is in close proximity to a B-Line and planting for pollinators should therefore be included. There will potentially be offsite impacts on a Natura 2000 site (the Western Cleddau River corridor). Screening for a project-level HRA may be required at application stage. These matters will be taken into consideration in developing detailed proposals for the construction of the new housing and the primary school.</p>	<p><b>Active Travel</b></p> <p>Active travel routes are needed within the site and also in the form of links to other parts of Haverfordwest, particularly the town centre. Some of this has been completed as part of earlier phases.</p>
<p><b>Active Travel</b></p> <p>Active Travel routes must be created within the site to promote walking and cycling to and from the school and housing within the site and to Haverfordwest, particularly the nearby town centre area. Shared User Paths will be needed within the site to link to Slade Gardens and Slade Lane at both the western and eastern extents, so as to create north to south routes within the site. A feasibility assessment into a shared user path connection with Cashfield Way is required.</p>	<p><b>Historic Environment</b></p> <p>The site is partially located within the Milford Haven Waterway Landscape of Outstanding Historic Interest. A desk-based assessment has identified low to medium potential for archaeological remains, from several periods. An appropriately staged archaeological evaluation will be required to inform possible mitigation. There is a historic building within the site requiring assessment and recording. The building concerned is in poor condition and may need to be removed. This matter is being considered in conjunction with the master planning work.</p>	<p><b>Landscape</b></p> <p>The site represents a large extension of the built area in this part of Haverfordwest. Landscape impact and mitigation are being considered in conjunction with the master planning work at this site and will be incorporated into the site proposals. Therefore, a separate Landscape Plan is not required.</p>	<p><b>Education</b></p> <p>A new primary school will be required within the allocation site. The precise location will be determined in conjunction with preparation of the masterplan for the site. No education contribution is required towards secondary schools.</p>

<sup>2</sup> The site has multiple owners. The three fields to the west are owned by Pobl. One field in the centre is owned by Pembrokeshire County Council, one field in the northeast is owned by Hillwest Ltd and the remainder is owned by Welsh Government.

<p><b>Contamination</b></p> <p>The site is close to a former landfill site and hence there is potential for site contamination to be found. Ground investigations and a risk assessment will be required in conjunction with development. Dependent on the outcome, mitigation may be required.</p>	<p><b>Welsh Language</b></p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP 19 encourages all proposals to retain and enhance the Welsh language.</p>		<p><b>Affordable Housing</b></p>	<p>40% overall Phase 1 36.5% Phase 2 56% Phase 3 35%</p>
<p><b>Sustainability Appraisal Recommendations</b></p> <p>This is the largest housing allocation in Haverfordwest and adjoins an established area of completed residential development to the east. The site provides good access to a range of facilities and services, with nearby availability of several different travel modes, including, walking, cycling and public transport. It is also located in an area where employment opportunities are likely to be found. There is uncertainty over the outcomes in terms of several of the SA Objectives.</p>			<p><b>Open Space</b><sup>3</sup></p>	<p>Land owned by Welsh Government (282 units) On site Provision - 8; Local Areas of Play (LAPs); 4 Local Equipped Areas of Play (LEAPs); 1 Neighbourhood Equipped Area of Play (NEAP). Off-site financial contribution £380,700</p> <p>Hillwest – no requirement.</p>
			<p><b>Welsh Language</b></p>	<p>No requirements.</p>
			<p><b>Water &amp; Drainage</b></p>	<p>Hydraulic Modelling Assessment needed; Merlins Bridge WwTW has limited capacity, so a financial contribution may be required.</p>

<sup>3</sup> Open space requirements calculated for phases beyond the Plan period as land within the Plan period is now under construction or is subject to planning applications. The calculations are based on existing provision at 2025 and will require recalculation to take account of open space provided within earlier phases and overall increase in population occupying homes built in earlier phases.

**Street View Photo 1**



**Key Supporting Information Requirements**

Master Plan – being prepared by Lichfields consultancy on behalf of Welsh Government during 2025 / 2026, including clarification on the preferred location for the new school  
Transport Statement – likely to be needed, particularly to evaluate the potential impacts on the nearby Trunk Road network in Haverfordwest – this will be considered in conjunction with the master planning work

Historic Impact Assessment – a desk-based assessment has already been prepared

Archaeological Evaluation – a desk-based assessment has already been prepared

Active Travel Plan – yes, to ensure that active travel routes are created within the site and to other areas of Haverfordwest, particularly the town centre



Flood Consequence Assessment – not required, but to note that there are some parts of the site where surface water flooding occurs


Green Infrastructure Assessment – this is taking place in conjunction with the preparation of the site master plan



Ecology Assessment – yes, this is needed and is likely to be incorporated into the master planning work – screening for project-level HRA will be needed at planning application stage


Contaminated land risk assessment needed, due to the proximity of a historic landfill site



Landscape Assessment – yes, to be taken forward in conjunction with the master planning work.



<b>Site Allocation Name / Ref</b> Adjacent to Brackenhurst, Hill Mountain HSG/043/LDP2/1	<b>Site Size</b> 4.16ha 1.35 ha	<b>Total Units</b> 15	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Constants Electric Ground_Mounted_Substation 11KV Pole_Mounted_Substation 11KV Pole 11KV Overhead_Cable 11KV Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Chamber PCUL MANHOLE Sewer PCUL GRAVITY PCUL LATERAL DRAIN #RofW Footpath LDP2_D_V2_Residential_Allocations Residential Allocation PC Areas Additional Area Removed Area	<b>Satellite Image</b> 														
<b>Site Description</b> This greenfield site is located on the southern side of the Burton Road in Hill Mountain. To the west and east there are residential properties, with further houses to the north on the opposite side of Burton Road. The southern boundary is not defined by physical features.																				
<b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen required for this site.		<b>Water and Drainage</b> A water supply can be provided for this site. The public sewerage network can accept the potential foul flows from this site. Llangwm Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site.		<b>Flood risk</b> This site is not within a flood zone, however sustainable disposal of surface water as part of a SuDS approach is required.	<b>Key Requirements and Contributions</b> <table border="1"> <tr> <td><b>Highways</b></td> <td>No specific requirements</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Footway along frontage and connectivity into Hill Mountain</td> </tr> <tr> <td><b>Education</b></td> <td>Education contribution required to primary school.</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>An off-site contribution will be required.</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>No requirements.</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>No requirements.</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>No requirements.</td> </tr> </table>		<b>Highways</b>	No specific requirements	<b>Active Travel</b>	Footway along frontage and connectivity into Hill Mountain	<b>Education</b>	Education contribution required to primary school.	<b>Affordable Housing</b>	An off-site contribution will be required.	<b>Recreational Open Space</b>	No requirements.	<b>Welsh Language</b>	No requirements.	<b>Water &amp; Drainage</b>	No requirements.
<b>Highways</b>	No specific requirements																			
<b>Active Travel</b>	Footway along frontage and connectivity into Hill Mountain																			
<b>Education</b>	Education contribution required to primary school.																			
<b>Affordable Housing</b>	An off-site contribution will be required.																			
<b>Recreational Open Space</b>	No requirements.																			
<b>Welsh Language</b>	No requirements.																			
<b>Water &amp; Drainage</b>	No requirements.																			
<b>Highways</b> A single point of vehicular access will be permitted directly onto the Burton Road. Formation of a footway along the frontage, and connectivity into Hill Mountain along the C3007 will be required in line with the proposed scheme to improve existing pedestrian/cycling connectivity within the area.		<b>Electricity supply</b> An 11kv overhead line intersect the site with three poles situated in the site. This will require rerouting to maximise the potential number of residential units. Undergrounding may also be required.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Ecological Assessment																
<b>Active Travel</b> Formation of a footway along the frontage, and connectivity into Hill Mountain along the C3007 will be required in line with the																				

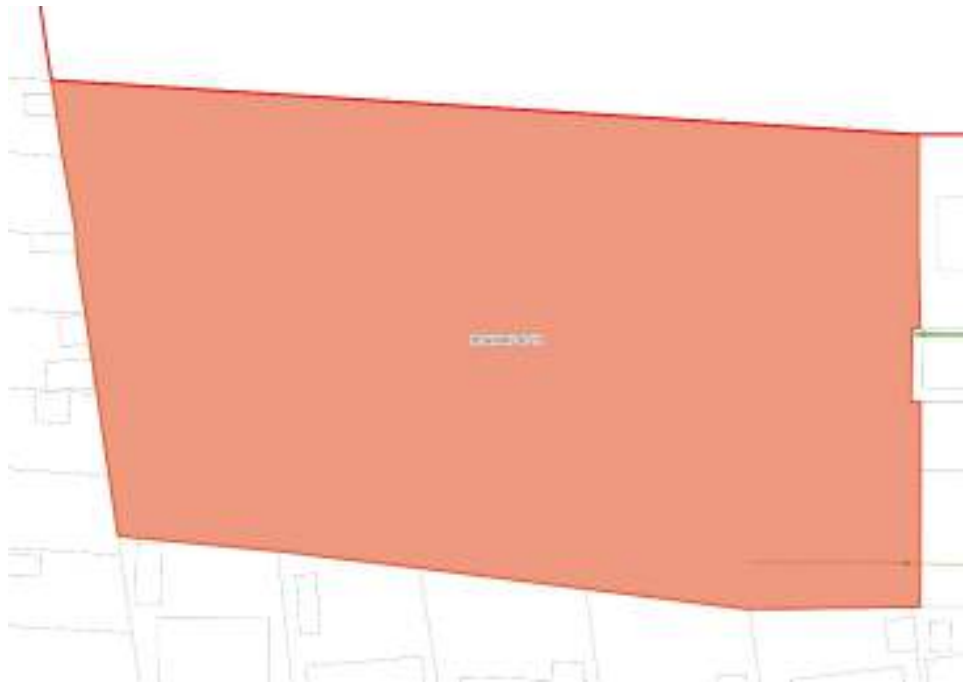

<p>proposed scheme to improve existing pedestrian/cycling connectivity within the area.</p>		<p>Archaeological Assessment</p>
<p><b>Historic Environment</b></p> <p>There is potential for archaeological remains to be found at this site. Hence, an archaeological condition will be applied to any planning consent and mitigation and investigation may be required.</p>	<p><b>Habitat</b></p> <p>Boundary hedgerows have important biodiversity value and should be retained. There are records of badgers and bats using the boundary features for foraging and commuting. Applications must be submitted with a full and detailed Preliminary Ecological Appraisal, full biodiversity enhancement scheme and Green Infrastructure must be incorporated into the design. Any lighting should be kept to a minimum.</p>	<p><b>Contamination</b></p> <p>None known.</p>
<p><b>Landscape</b></p> <p>Existing boundaries are to be retained, and a new hedgerow boundary must be introduced along the southern boundary of the site.</p>	<p><b>Welsh Language</b></p> <p>The site is not within the Welsh language-sensitive area. Policy SP19 requires that all proposals safeguard and support the retention and enhancement of the Welsh language.</p>	<p><b>Street View Photo 1</b></p> 


<b>Site Allocation Name / Ref</b> Land at West End Cottages, Hundleton HSG/046/LDP2/1	<b>Site Size</b> 0.65 ha	<b>Total Units</b> 14	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> <ul style="list-style-type: none"> <li>Electric</li> <li>Underground, Cable</li> <li>11KV</li> <li>Water &amp; Sewerage</li> <li>Pressurised_Main_Clean_Water</li> <li>Hydrant_Clean_Water</li> <li>Chamber</li> <li>FOUL MANHOLE</li> <li>Sewer</li> <li>FOUL GRAVITY</li> <li>Public Rights of Way</li> <li>BOAT</li> <li>LDP2 Deposit V2</li> <li>Service Village</li> <li>Residential Allocation</li> </ul>	<b>Satellite Image</b> 													
<b>Site Description</b> This 0.65ha part brownfield and part greenfield site is located at Hundleton partly on a former coachworks site, and partly agricultural field. To the north and west there are residential properties, with the western boundary formed by Highgate Lane. To the south and east, there are agricultural fields.																			
<b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen required for this site.				<b>Water and Drainage</b> A water supply can be provided for this site. The public sewerage network and Hundleton WwTW can accept the potential foul flows from this site. A 6" diameter watermain crosses the site.	<b>Flood risk</b> This site is not within a flood zone. Sustainable disposal of surface water as part of a SuDS approach is required.	<b>Key Requirements and Contributions</b>													
<b>Highways</b> Access to be from Highgate Lane to the southern end of the site. Highway improvements will be required. The existing access route is a Byway Open to All Traffic (BOAT) and should be used only for pedestrian, cycle and existing local traffic.						<table border="1"> <tr> <td><b>Highways</b></td> <td>Yes</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Contributions towards Monkton to Penrhyn School route.</td> </tr> <tr> <td><b>Education</b></td> <td>No requirement.</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>12.5%</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>No requirement.</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>No requirement.</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>No requirement.</td> </tr> </table>		<b>Highways</b>	Yes	<b>Active Travel</b>	Contributions towards Monkton to Penrhyn School route.	<b>Education</b>	No requirement.	<b>Affordable Housing</b>	12.5%	<b>Recreational Open Space</b>	No requirement.	<b>Welsh Language</b>	No requirement.
<b>Highways</b>	Yes																		
<b>Active Travel</b>	Contributions towards Monkton to Penrhyn School route.																		
<b>Education</b>	No requirement.																		
<b>Affordable Housing</b>	12.5%																		
<b>Recreational Open Space</b>	No requirement.																		
<b>Welsh Language</b>	No requirement.																		
<b>Water &amp; Drainage</b>	No requirement.																		
<b>Active Travel</b> Contributions towards Monkton to Penrhyn School route.				<b>Electricity supply</b> An 11KV underground cable runs along Highgate Lane.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Vehicular Access Plan Contaminated Land Risk Assessment Ecological Assessment to include bat and dormice surveys													


<p><b>Historic Environment</b> No known issues.</p>	<p><b>Habitat</b> There is potential for this site to form part of a bat flyway due to its proximity to Orierton Bat Special Area of Conservation, and this will be a consideration in the development of this site, and in particular the retention of hedged and tree boundaries, and if affected, their replacement is required. A Public Right of Way adjacent to the site forms a hedged lane. This does not form part of the allocation and hedged boundaries to this lane must be retained. Dormice and bats would need to be considered as part of the ecological survey.</p>	<p><b>Contamination</b> The Coachworks site is on or forms part of a site that has historically had a potentially contaminative use. Investigations may be required depending on end use to establish risk posed to end users.</p>
<p><b>Landscape</b> Trees and hedgerows to be retained.</p>	<p><b>Welsh Language</b> The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and protect the Welsh language.</p>	<p><b>Street View Photo 1</b></p> 
<p><b>Sustainability Appraisal Recommendations</b> This site is at the Service Village of Hundleton with some active travel access to facilities. There is a limited bus service to additional facilities but it is not suitable for access to education or employment, and car travel will be required for many journeys from this site. Care will be taken to ensure that existing and new opportunities for biodiversity are retained and sought through the redevelopment of this site, and that archaeological potential are considered. Approximately one third of the site is Grade 3a agricultural land but there are no suitable alternative sites. These requirements are included in the Development Sites and Infrastructure SPG 2024.</p>		


<b>Site Allocation Name / Ref</b> South of The Crown, Jeffreyston HSG/047/LDP2/1	<b>Site Size</b> 0.42ha <b>0.79 ha</b>	<b>Total Units</b> 8 <b>10</b>	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Constraints Electric Overhead_Cable 33KV Underground_Cable 11KV Water & Sewerage Pressurised_Main_Clean_Water Hydrant_Clean_Water Natural Flood Map for Planning nrw_floodzone_surface_water_small_watercourses_lpa Flood Zone 2 LDP2_D_V2_Residential_Allocations Residential Allocation LDP2 Focused Change Areas Additional Area	<b>Satellite Image</b> 														
<b>Site Description</b> This housing allocation is located to the west of Jeffreyston village and is greenfield in nature. It forms the eastern-most part of a larger field. There are residential properties to the north and east with the village road forming the eastern boundary. The west and south-west boundaries of the site are not defined by a physical boundary.																				
<b>Highways</b> Traffic may affect a Trunk Road (A477 (T) Broadmoor Traffic Lights – SWTRA) to be consulted. A new access will be required onto the B4586 and a shared user path is needed to connect to the existing footpath 80m to the southeast.	<b>Water and Drainage</b> A water supply can be provided for this site. There are no public sewers in close proximity to this site. The nearest sewers are in Broadmoor and the nearest WWTW is Tenby.  The site is crossed by a 100mm diameter watermain running parallel to the road along the eastern boundary.	<b>Flood risk</b> There is no flood risk within the site. The sustainable disposal of surface water as part of a SuDS approach is required.	<b>Key Requirements and Contributions</b> <table border="1"> <tr> <td><b>Highways</b></td> <td>Yes</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Yes</td> </tr> <tr> <td><b>Education</b></td> <td>No requirement.</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>An off-site contribution will be required.</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>No requirement.</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>No requirement.</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>A private packaged treatment plant will be required</td> </tr> </table>				<b>Highways</b>	Yes	<b>Active Travel</b>	Yes	<b>Education</b>	No requirement.	<b>Affordable Housing</b>	An off-site contribution will be required.	<b>Recreational Open Space</b>	No requirement.	<b>Welsh Language</b>	No requirement.	<b>Water &amp; Drainage</b>	A private packaged treatment plant will be required
<b>Highways</b>	Yes																			
<b>Active Travel</b>	Yes																			
<b>Education</b>	No requirement.																			
<b>Affordable Housing</b>	An off-site contribution will be required.																			
<b>Recreational Open Space</b>	No requirement.																			
<b>Welsh Language</b>	No requirement.																			
<b>Water &amp; Drainage</b>	A private packaged treatment plant will be required																			
<b>Active Travel</b> A new shared user path will be required from the site to link with the existing footway 80m to the southeast	<b>Electricity supply</b> An 11kv underground line lies 80m to the southeast and a 33kv overhead line runs 80m to the west.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Contaminated Land Risk Assessment to include Coal Mining Risk Assessment Ecological Assessment																	
<b>Historic Environment</b> The site is not located within a Registered Historic Landscape and there are no historic assets recorded within its boundary.	<b>Habitat</b> The hedgerow and mature tree in the eastern boundary along with the mature tree in the centre of the site should be retained if possible. There is a need to assess the site for potential protected		<b>Contamination</b> The Coal Authority has raised the possibility of unrecorded shallow coal workings as the site is within the high-risk area for development.																	




	<p>species including hazel dormouse, bats and water voles. The habitats of protected species to be substantially buffered. An ecological report is required to inform the layout of development within the site and a buffer to be retained around the woodland to the north-west.</p>	<p>A coal mine shaft is located to the north-west corner of the site, but this has been designated open space and is not allocated for housing.</p>	
<p><b>Landscape</b></p> <p>Create hedgerow along western and southern site boundaries. The hedgerows and mature trees in the eastern boundary and the tree in the centre of the site should be retained, if possible.</p>	<p><b>Welsh Language</b></p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 requires all proposals to retain and enhance the Welsh language.</p>	<p><b>Street View Photo 1</b></p> 	<p><b>Street View Photo 2</b></p> 

<b>Site Allocation Name / Ref</b> Maes yr Ysgol, Johnston HSG/048/LDP2/1	<b>Site Size</b> 0.58 ha	<b>Total Units</b> 13	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> <ul style="list-style-type: none"> <li>Water &amp; Sewerage</li> <li>Proposed Main Drain Water</li> <li>Habitat, Drain, Mole</li> <li>Sewer</li> <li>TOUL GRAVITY</li> <li>1:500 Topog. OS</li> <li>Service Ducts</li> <li>Accidental Spillways</li> </ul>	<b>Satellite Image</b> 														
<b>Site Description</b> This greenfield site is located fairly close to the centre of Johnston and is also near the primary school. To the east is relatively new housing, with earlier phases of residential development to the south and west. The northern boundary is undefined as the site currently forms part of an agricultural field.																				
<b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen required for this site.		<b>Water and Drainage</b> A water supply can be provided for the site. The public sewerage network and Hook WwTW can accommodate the foul flows from this site. The site is crossed by a 150mm diameter sewer.		<b>Flood risk</b> This site is not within a flood zone. Sustainable disposal of surface water as part of a SuDS approach will be required.	<b>Key Requirements and Contributions</b> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;"><b>Highways</b></td> <td>No highway improvements required</td> </tr> <tr> <td><b>Active Travel</b></td> <td>Footpath link to existing Maes yr Ysgol road</td> </tr> <tr> <td><b>Education</b></td> <td>Education contribution required to primary school and secondary school</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>Off-site contribution</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>Off-site financial contribution to Johnston Park</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>No requirement</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>No requirement</td> </tr> </table>		<b>Highways</b>	No highway improvements required	<b>Active Travel</b>	Footpath link to existing Maes yr Ysgol road	<b>Education</b>	Education contribution required to primary school and secondary school	<b>Affordable Housing</b>	Off-site contribution	<b>Recreational Open Space</b>	Off-site financial contribution to Johnston Park	<b>Welsh Language</b>	No requirement	<b>Water &amp; Drainage</b>	No requirement
<b>Highways</b>	No highway improvements required																			
<b>Active Travel</b>	Footpath link to existing Maes yr Ysgol road																			
<b>Education</b>	Education contribution required to primary school and secondary school																			
<b>Affordable Housing</b>	Off-site contribution																			
<b>Recreational Open Space</b>	Off-site financial contribution to Johnston Park																			
<b>Welsh Language</b>	No requirement																			
<b>Water &amp; Drainage</b>	No requirement																			
<b>Highways</b> Access to the site will be via the existing road known as Maes yr Ysgol, which is in turn linked to Langford Road. Both roads have pavements linking to the centre of Johnston to the west and to the primary school to the east.		<b>Electricity supply</b> An 11kv overhead line lies 40m to the north of the site.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Ecological Assessment																
<b>Active Travel</b> Footpath links to existing Maes yr Ysgol Road required.		<b>Habitat</b> Ecological Assessment required.		<b>Contamination</b> None known.																
<b>Historic Environment</b> No known issues.																				



<p><b>Landscape</b></p> <p>A hedgebank boundary along the northern boundary would help to create a Green Infrastructure corridor, linking to the boundary of the existing developed site to the east.</p>	<p><b>Sustainability Appraisal Recommendations</b></p> <p>The site is within Johnston with good active and sustainable travel options to a wide range of facilities, education and employment opportunities. It is within developed areas of the village and will not impact on the wider landscape. Much of the site is Grade 2 agricultural land but alternative sites with lower grade land are less well related to the settlement.</p> <p>Ensure the requirements are included in the Land and Infrastructure SPG</p>	<p><b>Street View Photo 1</b></p> 
<p><b>Welsh Language</b></p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>		


<p><b>Site Allocation Name / Ref</b> North of Hayston View, Johnston HSG/048/00038</p>	<p><b>Site Size</b> 4.96 Ha</p>	<p><b>Total Units</b> 50 during Plan period 63 beyond the Plan period.</p>	<p><b>Ownership</b> Private</p>	<p><b>Site Plan</b></p> 	<p><b>Map Key</b></p> 	<p><b>Satellite Image</b></p> 											
<p><b>Allocation Type</b> Housing</p>	<p><b>Phasing Tranche</b> 2023-2033</p>	<p><b>KEY SITE</b></p>	<p><b>Site Description</b> This greenfield site is located on the southern side of Johnston village. The western site boundary is the A.4076 trunk road, to the south is recent development, to the north is some slightly older development and to the east is the Church Road and adjacent tree belts. There are two possible options to gain access to the site, one of which is directly from the A.4076 Trunk Road and the other via the A.477 and Hayston View.</p>														
<p><b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen is required for this site.</p>	<p><b>Water and Drainage</b> A water supply can be provided for the site. The public sewerage network can accept the potential foul flows from this site. The site is crossed by a sewer. The site drains to a pumping station in Johnston and thence to Hook WwTW, which can accommodate the foul flows from the proposed development site. Provision should be made for a sustainable drainage scheme (SuDS). The best option for a connection to the sewerage system is at the NW corner of the site. If a connection is made to the east, this will add to the flows in the part of the system that feeds to a subsidiary pumping station in the south of the village. This part of the system has issues, which may be related to hydraulic matters and / or infiltration and surface water impacts. A connection at the NW corner of the</p>	<p><b>Flood risk</b> This site is not within a flood zone, however there is a small risk of surface water flooding from the centre of the site towards the eastern boundary, where there is a larger pool of surface water which is in zone 3 for surface water flooding. The site layout will need to take this into account. Sustainable disposal of surface water as part of a SuDS approach will be required.</p>	<p><b>Key Requirements and Contributions</b></p> <table border="1"> <tr> <td><b>Highways</b></td> <td>Assessment required</td> </tr> <tr> <td><b>Active Travel</b></td> <td>A Shared Use Path linking the Old Bulford Road and Church Road, via the open space area, will be needed</td> </tr> <tr> <td><b>Education</b></td> <td>Education contribution required to primary school and secondary school</td> </tr> <tr> <td><b>Affordable Housing</b></td> <td>6.2%</td> </tr> <tr> <td><b>Recreational Open Space</b></td> <td>3 LAPs, one LEAP and 1 MUGA required</td> </tr> <tr> <td><b>Welsh Language</b></td> <td>No requirements</td> </tr> <tr> <td><b>Water &amp; Drainage</b></td> <td>No major issues have been identified, although the requirement for a SuDS scheme and preference for the sewerage connection to be made in the NW corner of the site should be noted</td> </tr> </table>	<b>Highways</b>	Assessment required	<b>Active Travel</b>	A Shared Use Path linking the Old Bulford Road and Church Road, via the open space area, will be needed	<b>Education</b>	Education contribution required to primary school and secondary school	<b>Affordable Housing</b>	6.2%	<b>Recreational Open Space</b>	3 LAPs, one LEAP and 1 MUGA required	<b>Welsh Language</b>	No requirements	<b>Water &amp; Drainage</b>	No major issues have been identified, although the requirement for a SuDS scheme and preference for the sewerage connection to be made in the NW corner of the site should be noted
<b>Highways</b>	Assessment required																
<b>Active Travel</b>	A Shared Use Path linking the Old Bulford Road and Church Road, via the open space area, will be needed																
<b>Education</b>	Education contribution required to primary school and secondary school																
<b>Affordable Housing</b>	6.2%																
<b>Recreational Open Space</b>	3 LAPs, one LEAP and 1 MUGA required																
<b>Welsh Language</b>	No requirements																
<b>Water &amp; Drainage</b>	No major issues have been identified, although the requirement for a SuDS scheme and preference for the sewerage connection to be made in the NW corner of the site should be noted																
<p><b>Highways</b> PCC highways would prefer access to the site to be directly from the A.4076 trunk road, but this would require the agreement of Welsh Government, as Trunk Road Authority. There is an alternative access into the site from the A.477 and thence Hayston View (the A.477 in this locality is part of the County highway network). If access comes directly from the A.4076 trunk road, then a Transport Assessment will be needed. If access comes via the A.477 and thence Hayston View, a Transport Assessment will also be needed, because there will be an indirect impact on the trunk road network arising from development of the site.</p>																	

	site will avoid the affected part of the system.		
<p><b>Active Travel</b></p> <p>A Shared Use Path linking Old Bulford Road and Church Road, via the open space area, will be needed and a southern connection to Hayston View.</p>	<p><b>Electricity supply</b></p> <p>An 11kv sub-station lies within the northwest corner of the site, which could supply the site. An 11kv overhead line crosses the site from the substation to Church Road with one pole within the interior of the site. The overhead line may require re-routeing or undergrounding.</p>	<p><b>Key Supporting Information Requirements</b></p> <p>Detailed Site Plan  Transport Assessment  Active Travel Plan  Ecological Assessment, to include a Badger Survey  Archaeological Evaluation  Arboriculture Report</p>	
<p><b>Historic Environment</b></p> <p>The site is of possible archaeological interest and hence a Historic Environment Appraisal and appropriate mitigation will be needed.</p>	<p><b>Habitat</b></p> <p>Hedgerows and trees on and close to the site boundary should be retained. Tree Preservation Orders protect some of the trees on the southern boundary. Part of the site is required for open space provision, and this will help to provide a buffer between the development and the existing tree lines. A footpath linking the development site to Church Road, via the open space area, will be needed. There is a significant badger presence within the site, which is associated with a sett, which is located either within the site boundary or close to it. Hence, a badger survey and appropriate mitigation measures will be required.</p>	<p><b>Contamination</b></p> <p>No known issues.</p>	
<p><b>Landscape</b></p> <p>No further comments (see Habitat).</p>	<p><b>Welsh Language</b></p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 requires all proposals to retain and enhance the Welsh language.</p>	<p><b>Street View Photo 1</b></p> 	

<b>Site Allocation Name / Ref</b> East of Brookfield Close and West of Bridge Lane – Keeston HSG/049/LDP2/1	<b>Site Size</b> 1.21 ha	<b>Total Units</b> 27	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> 	<b>Satellite Image</b> 																																						
<b>Site Description</b> This greenfield site is located on the south-eastern edge of the village and adjoins a consented development site that was recently completed. There is residential development to the west and a road known as Bridge Lane forms the north-east boundary. The south-east boundary is not defined by any physical features.																																												
<b>Phosphorous and Nitrogen</b> <table border="1" data-bbox="100 919 961 1136"> <thead> <tr> <th>Year</th> <th>2023</th> <th>2024</th> <th>2025</th> <th>2026</th> <th>2027</th> <th>2028</th> <th>2029</th> <th>2030</th> <th>2031</th> <th>2032</th> <th>2033</th> </tr> </thead> <tbody> <tr> <td>Phasing</td> <td></td> <td></td> <td></td> <td></td> <td>3</td> <td>6</td> <td>6</td> <td>6</td> <td>6</td> <td></td> <td></td> </tr> <tr> <td>Phosphate Permit</td> <td>PR1</td> <td colspan="5">→</td> <td>PPC L2</td> <td colspan="5">→</td> </tr> </tbody> </table> <p>PR1 – Issue date of reviewed phosphates permit at WwTW          PPCL2 – Start date of 2<sup>nd</sup> Permit Phosphorous Concentration Limit</p> <p>Nutrient neutrality for nitrogen required for this site.</p>				Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	Phasing					3	6	6	6	6			Phosphate Permit	PR1	→					PPC L2	→					<b>Water and Drainage</b> A water supply can be provided for this site. The public sewerage network can accept the potential foul flows from this site. Keeston Wastewater Treatment Works (WwTW) can accommodate the foul flows from the proposed development site. The site is crossed by a 300mm diameter sewer.	<b>Flood risk</b> The site is not in a flood risk zone. There is a risk of surface water flooding to the east and south of the site. The sustainable disposal of surface water as part of a SuDS approach is required.	<b>Key Requirements and Contributions</b>	
Year	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033																																	
Phasing					3	6	6	6	6																																			
Phosphate Permit	PR1	→					PPC L2	→																																				
<b>Highways</b> Access to the site will be from the village road and thence Brookfield Close. A footpath link from the site to Bridge Lane is required to reduce walking and cycling distances between the northern part of the village and the site.				<b>Highways</b> No requirement	<b>Active Travel</b> Footpath link.	<b>Education</b> Education contribution required to secondary school	<b>Affordable Housing</b> An off-site contribution will be required	<b>Recreational Open Space</b> No requirement	<b>Welsh Language</b> No requirement	<b>Water &amp; Drainage</b> No requirement																																		
<b>Active Travel</b> A footpath link to Bridge Lane is required reduce walking and cycling distances between the northern part of the village and the site.				<b>Electricity supply</b> There is an 11kv substation 130m to the west of the site.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Active Travel Plan																																						

		Ecological Assessment to include a reptile survey Archaeological Evaluation	
<b>Historic Environment</b> The site is not located within a Registered Historic Landscape and there are no historic assets recorded within its boundary. There is archaeological potential as the site is within 300m of Keeston Castle – a Scheduled Ancient Monument. The area between the site and the monument has previously been developed and so further development is unlikely to have an adverse visual impact, although Cadw should nonetheless be consulted. The site should be evaluated pre-determination of any development proposal, with a geophysics survey as Phase 1.	<b>Habitat</b> Hedgerows on the site boundary should be reinstated. Reptiles must be considered as part of any ecological survey.	<b>Contamination</b> The land has been used for building material storage for a previous phase of residential development. Remediation work will be required to address any contamination issues within the site. Land to the south has also been used for building material storage and this should now be restored to its former use as an agricultural field.	
	<b>Welsh Language</b> The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.		
<b>Landscape</b> Roadside hedgebanks to be retained. Ditch to the east of the site to be protected. Double-sided hedgebank along north-western boundary of the site to be retained.	<b>Sustainability Appraisal Recommendations</b> Keeston has limited facilities but there is a bus service providing sustainable transport options to a wider range of facilities, education and employment opportunities. Hedgerows are to be retained and biodiversity enhanced within the site.	<b>Street View Photo 1</b> 	<b>Street View Photo 2</b> 

<b>Site Allocation Name / Ref</b> South of Rock Park, Kilgetty HSG/050/00044	<b>Site Size</b> 0.85 ha	<b>Total Units</b> 19 (2 affordable)	<b>Ownership</b> Private	<b>Site Plan</b> 	<b>Map Key</b> Electric: 11kV Overhead Cable 20kV Substation/Cable 11kV WWSW & Sewerage WWSW (Main Clean Water) Sewer (Dish, YBSW) Drainage 10kV (HARDLINE) Notes: 11kV (CONDUCTOR) 11kV 11kV (OVERHEAD) 11kV (UNDERGROUND) 11kV (11kV) 11kV (11kV) 11kV (11kV) Flood Map for Planning 11kV (11kV) Road Class 1 11kV (11kV) LOP2 Deposit (K) Service Centre Residential Allocation	<b>Satellite Image</b> 
<b>Site Description</b> This housing allocation is located south of Rock Park, to the east of Kilgetty village. It is a greenfield site which is bounded to the south and east by mature hedgerows. The A477 runs to the east and south, although access can only be gained via the existing local road network.						
<b>Phosphorous and Nitrogen</b> Nutrient neutrality for nitrogen required for this site.		<b>Water and Drainage</b> A water supply can be provided for this site. The public sewerage network and Langdon WWTW can accommodate the foul flows from this site.		<b>Flood risk</b> The site is not within a flood risk zone. There is a small area of surface water flooding immediately to the west of the site. The sustainable disposal of surface water as part of a SuDS approach is required.	<b>Key Requirements and Contributions</b>	
<b>Highways</b> Traffic will impact upon the Trunk Road A477 Kilgetty Roundabout and Stepside Junctions – SWTRA to be consulted.  Highway improvements into the site will be required up to an adoptable standard.					<b>Highways</b> <b>Active Travel</b> <b>Education</b> <b>Affordable Housing</b> <b>Recreational Open Space</b> <b>Welsh Language</b> <b>Water &amp; Drainage</b>	Improvements required. Contributions to pedestrian connectivity in Kilgetty. No requirements. 12.5% No requirements. No requirements. No requirements.
<b>Active Travel</b> There is an ambition to improve the local pedestrian connectivity within Kilgetty which any future planning application may be required to contribute to.		<b>Electricity supply</b> An 11Kv overhead line runs through the site.		<b>Key Supporting Information Requirements</b> Detailed Site Plan Transport Assessment Ecological Assessment Coal Mining Risk Assessment		
<b>Historic Environment</b> The site is not within a Registered Historic Landscape and there are no historic assets recorded within its boundary.		<b>Habitat</b> There are Tree Preservation Orders on the boundary of this site which must be respected, and all hedgerows should be maintained and preserved where possible. Potential impact on a Natura 2000 site - Screening for a project level HRA may be required at application stage. There are also potential Dormice in the vicinity,		<b>Contamination</b> The Coal Authority has indicated that there may be possible unrecorded shallow coal workings. The site is within the high risk area for development.		

	therefore an ecological survey will be required. Dormice should be considered as part of any ecological survey	
<p><b>Landscape</b></p> <p>Simple, strong boundary to the west to be retained with suitable buffer to ensure longevity. Landscape and eco buffer to be created along the eastern boundary to protect the edge of the cutting's ecology and landscape integrity. Create a southern boundary of native hedgebank to define the settlement edge and create an eco-buffer.</p>	<p><b>Sustainability Appraisal Recommendations</b></p> <p>The site is within Kilgetty with active and sustainable travel options to a range of facilities and services, education and employment opportunities. Much of the site is grade 3a agricultural land but there are no suitable alternative sites. There is a need to protect trees and hedgerows and an ecological survey will be required. Screening for project level HRA may be required.</p>	<p><b>Street View Photo 1</b></p> 
<p><b>Welsh Language</b></p> <p>The site is not within the defined Welsh language-sensitive area. Policy SP19 encourages all proposals to retain and enhance the Welsh language.</p>		